LOT 7 VILLA GRANADA S/D.
781-1794, 852-163, 865-100, 935-

YOUNG SHENEA TENEKA
667 NE DOUBLE RUN RD
LAKE CITY, FL 32055

2025

20-3S-17-05394-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

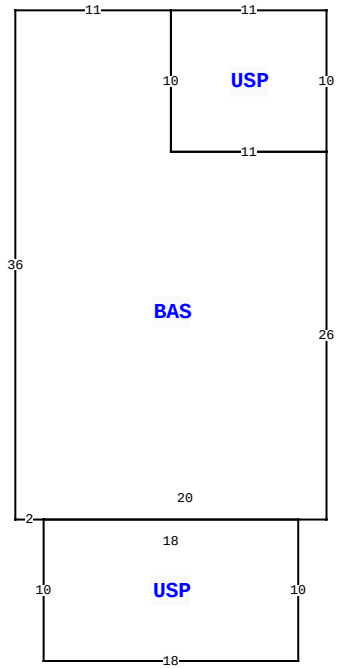
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	682	100		682	49,605
USP	110	35		38	2,764
USP	180	35		63	4,583
TOTALS	972			783	56,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	783	103.6150	111.90	87,618	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2022 Heated Area: 682 HX Base Yr



667 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	56,952
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	10,725
TOTAL MARKET VALUE	68,177
SOH/AGL Deduction	2,085
ASSESSED VALUE	66,092
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	66,092
TOTAL JUST VALUE	68,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,084

SALE:3:1: LOT 7 VILLA GRANADA
SALE:2:1: FORECLOSURE
SALE:1:1: LOT 7 VILLA GRANADA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052863	Electrical Servic		04/09/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1534/971	2/21/2025	WD	Q	I	01	87,000
GRANTOR: MERRILL SETH						
GRANTEE: YOUNG SHENEA TENEKA						
1428/403	1/08/2021	WD	Q	I	01	60,000
GRANTOR: ROBBINS JERRY L						
GRANTEE: MERRILL SETH						

BUILDING NOTES

BUILDING DIMENSIONS

USP= N10 W11 S10 E11$ BAS= W11 N10 W11 S36 E2 USP= S10 E18 N10 W18$ E20 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0			0.00	0.00	21,450.00	SF		1.00	1.00	1.00	0.50	0.50	10,725							

REVIEW DATE 05/07/2025 BY tommy Total Acres: 0.49 Total Land Value: 10,725 Market: 0 Agricultural: 0 Common: 10,725 PRINTED 05/09/2025 BY SYS