

LOTS 12, 13 & 14 BLOCK 6 BOULEVA
931-35, WD 1132-1346

POPE LINDA J
1640 NW OAKLAND AVE
LAKE CITY, FL 32055

2025

20-3S-17-05498-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.090 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	640	100
USP	140	35
UST	72	45
TOTALS	852	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	721	77.6842	87.01	62,734	1940	1940	0	0	35.00	65.00
1 SINGLE FAM 100% - 2017 Heated Area: 640 HX Base Yr 2017											
BAS UST USP											
1640 NW OAKLAND AVE, LAKE CITY											

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		40,777	
TOTAL MARKET OB/XF VALUE		1,800	
TOTAL LAND VALUE - MARKET		6,750	
TOTAL MARKET VALUE		49,327	
SOH/AGL Deduction		19,176	
ASSESSED VALUE		30,151	
TOTAL EXEMPTION VALUE		HX HB WX SX 30,151	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		49,327	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		46,778	
