

LOTS 9 BLOCK 7 BOULEVARD PARK S/
642-517, 813-31, WD 995-1947, DC

GEIGER ELAINE
1659 NW OAKLAND AVE
LAKE CITY, FL 32055

2025

20-3S-17-05506-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	31	VINYL SID 100	0100	01	1,246	76.0104	85.13	106,072	1952	1952	0	0	0	35.00	65.00	VALUATION BY STANDARD																			
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 0													Heated Area: 1196										HX Base Yr									
Roof Cover	12	MODULAR MT 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	09	PINE WOOD 100																																	
Air Condition	02	WINDOW 100																																	
Heating Type	01	NONE 100																																	
Bedrooms	3	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			03	03																															
DOR CODE			0100 SINGLE FAMILY																																
MAP NUM													MKT AREA			07																			
NEIGHBORHOOD/LOC			20317.090 1.00/																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	1,196	100		1,196	66,180																														
UEP	84	60		50	2,767																														
TOTALS			1,280		1,246	68,947																													
EXTRA FEATURES																																			
L N	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	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300																			
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100																			
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50																			
LAND DESCRIPTION																																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	2,500																		
REVIEW DATE 09/02/2015 BY DF Total Acres: 0.14 Total Land Value: 2,500 Market: 0 Agricultural: 0 Common: 2,500 PRINTED 08/15/2025 BY SYS																																			