LOTS 16 & 17 BLOCK 7 BOULEVARD P

LE 590-617, 690-552, WD 1126-266

SAMUELS ERIC/SAMUELS RONALD
151 SE DAN CT
LAKE CITY, FL 32025

2025

20-3S-17-05508-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

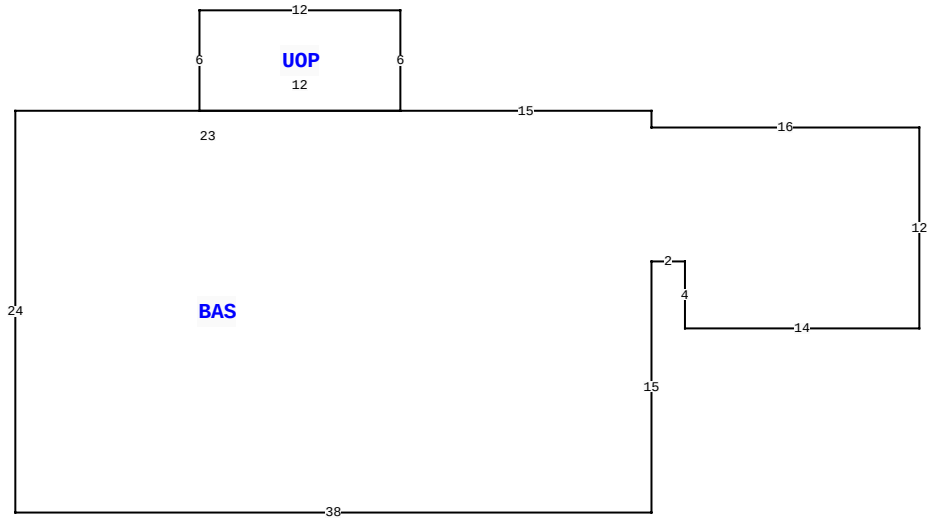
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	1,096	100		1,096	44,635
UOP	72	20		14	570
TOTALS	1,168			1,110	45,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,110	80.8024	90.50	100,455	1968	1968	0	0	20	35.00	45.00

1 SINGLE FAM – 0% - 2023 Heated Area: 1096 HX Base Yr



229 NW WALDO ST, 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	45,205
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	5,000
TOTAL MARKET VALUE	50,605
SOH/AGL Deduction	0
ASSESSED VALUE	50,605
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,605
TOTAL JUST VALUE	50,605
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	47,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1470/272	6/27/2022	TD	U	I	18	16,000
GRANTOR: CLERK OF COURT						
GRANTEE: SAMUELS ERIC						
1126/2661	7/17/2007	WD	Q	I	01	100
GRANTOR: NOVICE PARRISH						
GRANTEE: NOVICE M & PHILLIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 UOP= N6 W12 S6 E12$ W 23 S24 E38 N15 E2 S4 E14 N12 W16 N1$.

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	0296	SHED METAL	0	0	8	10	1.00	UT	200.00	200.00	50	0	0	3	50	100	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 400

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	2.00	LT		1.00	1.00	1.00	2,500.00	2,500.00	5,000							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.28 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 06/27/2025 BY SYS