N DIV: W1/2 & SE1/4 LOT 6 EX 100
24 FT E & W IN SE COR OF BAYA SU

ALLEN CLARA EST
1945 NW 152 TERRACE
OPA LOCKA, FL 33054

2026

28-3S-17-11948-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

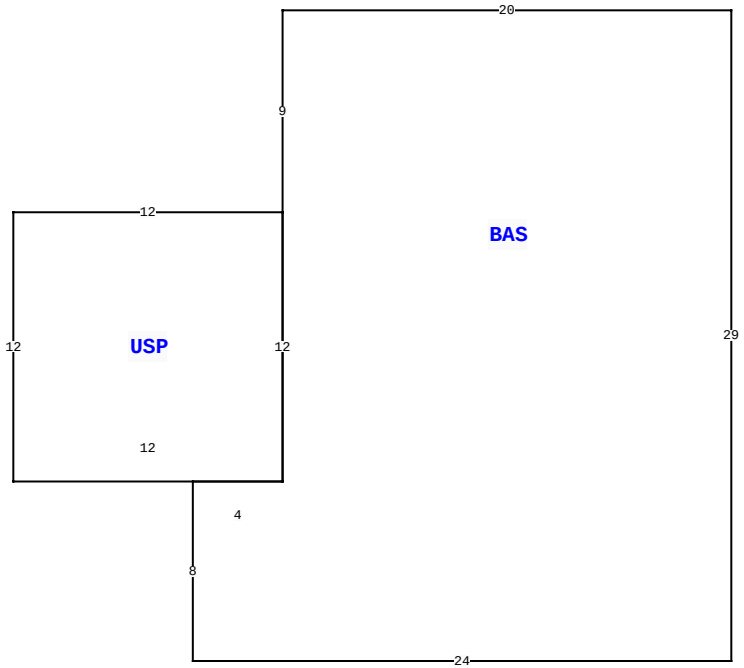
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	612	100		612	14,063
USP	144	35		50	1,149
TOTALS	756			662	15,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	662	37.3014	41.78	27,658	1930	1930	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 612 HX Base Yr



1091 NE COASTLINE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	28,878
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	1,675
TOTAL MARKET VALUE	30,753
SOH/AGL Deduction	0
ASSESSED VALUE	30,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,753
TOTAL JUST VALUE	30,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S9 USP= W12 S12 E12 N12$ S12 W4 S8 E24 N29$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	26,800.00	SF		1.00	1.00	0.13	0.50	0.06	1,675							

REVIEW DATE 09/14/2015 BY RP Total Acres: 0.62 Total Land Value: 1,675 Market: 0 Agricultural: 0 Common: 1,675 PRINTED 11/17/2025 BY SYS

N DIV: W1/2 & SE1/4 LOT 6 EX 100
24 FT E & W IN SE COR OF BAYA SU

ALLEN CLARA EST
1945 NW 152 TERRACE
OPA LOCKA, FL 33054

2026

28-3S-17-11948-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	01	01

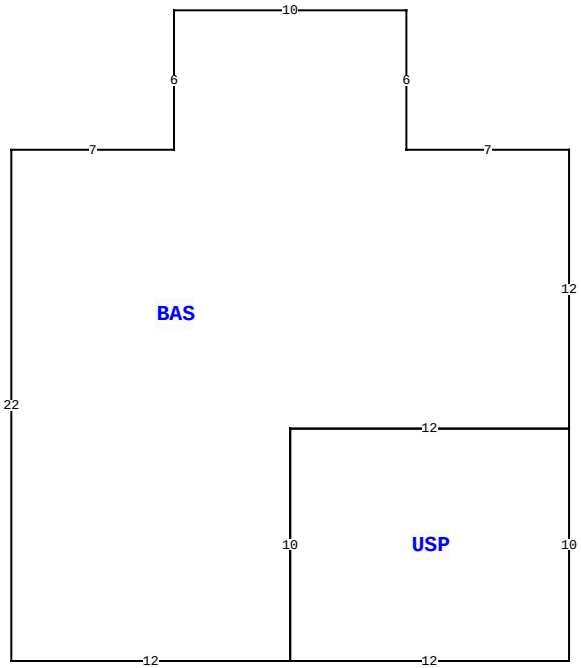
DOR CODE	0101	SFRES/SFRES	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	12,541
USP	120	35		42	1,125
TOTALS	588			510	13,666

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	510	43.5000	48.72	24,847	1960	1960	10	0	0	35.00	55.00

2 SINGLE FAM 0% - 0 Heated Area: 468 HX Base Yr



1091 NE COASTLINE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	28,878
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	1,675
TOTAL MARKET VALUE	30,753
SOH/AGL Deduction	0
ASSESSED VALUE	30,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,753
TOTAL JUST VALUE	30,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 N6 W10 S6 W7 S22 E12 USP= E12 N10 W12 S10$ N10 E12 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/14/2015 BY RP Total Acres: 0.62 Total Land Value: 1,675 Market: 0 Agricultural: 0 Common: 1,675 PRINTED 11/17/2025 BY SYS