BEG NW COR OF BLK 2, MCFARLANE P
40 FT TO W R/W US-90, N 22.40 FT
ST, W ALONG DUVAL ST 614.5 FT FO

KONDAS TREVOR
319 NW FETT WAY
LAKE CITY, FL 32055

**2026**

**31-3S-17-06169-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

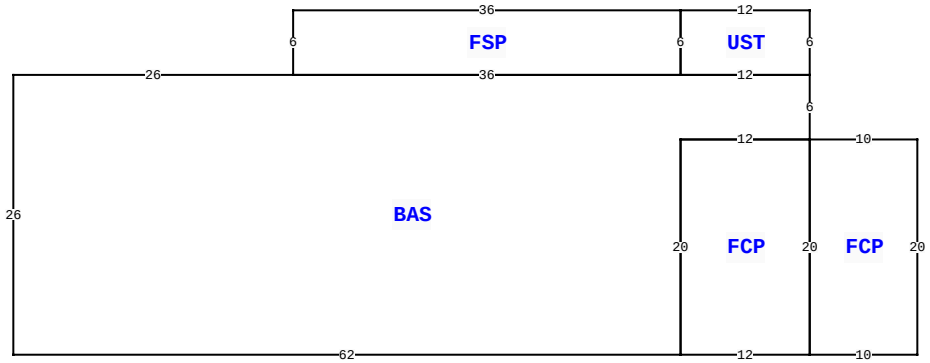
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 80 |
| Interior Wall | 06 | CUST PANEL 20 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 31317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,684 | 100 | | 1,684 | 141,269 |
| FCP | 200 | 25 | | 50 | 4,194 |
| FCP | 240 | 25 | | 60 | 5,034 |
| FSP | 216 | 40 | | 86 | 7,214 |
| UST | 72 | 45 | | 32 | 2,685 |
| TOTALS | 2,412 | | | 1,912 | 160,396 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,912 | 115.2360 | 129.06 | 246,763 | 1964 | 1964 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1684 HX Base Yr 2022




325 NW BURK AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/27/2022 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 160,396 |
| TOTAL MARKET OB/XF VALUE | | 2,300 |
| TOTAL LAND VALUE - MARKET | | 10,112 |
| TOTAL MARKET VALUE | | 172,808 |
| SOH/AGL Deduction | | 25,187 |
| ASSESSED VALUE | | 147,621 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 96,899 |
| TOTAL JUST VALUE | | 172,808 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 172,808 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1537/913 | 4/04/2025 | WD | Q | I | 01 | 159,000 |
| GRANTOR: RHODES DAVID B JR | | | | | | |
| GRANTEE: KONDAS TREVOR | | | | | | |
| 1433/1264 | 3/25/2021 | WD | Q | I | 01 | 144,400 |
| GRANTOR: OLIVER LINDA R | | | | | | |
| GRANTEE: RHODES DAVID B JR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W26 S26 E62 FCP= E12 FCP= E10 N20 W10 S20$ N20 W12 S20$ N20 E12 N6 UST= N6 W12 S6 E12$ W12 FSP= N6 W36 S6 E36$ W36$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 400 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 5 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2021 | 2020 | | 100 | 1,200 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,300

| 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 | 100 | | *RO | 0.00 | 0.00 | 10,644.08 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 10,112 | | | | | | | |

REVIEW DATE 07/14/2025 BY TP Total Acres: 0.24 Total Land Value: 10,112 Market: 0 Agricultural: 0 Common: 10,112 PRINTED 11/06/2025 BY SYS