LOT 2 BLOCK 12 LAKE FOREST S/D U

MORRIS ROBERT G JR/MORRIS KIMBERLY A
831 SW ALAMO DR
LAKE CITY, FL 32025

2026

31-3S-17-07942-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

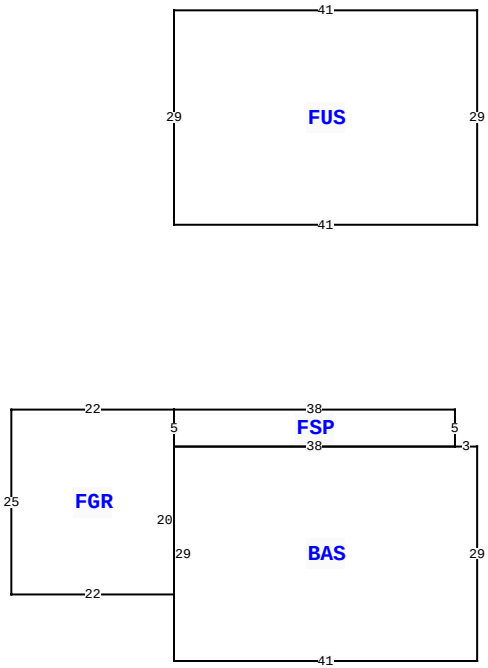
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 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	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,189	100		1,189	113,592
FGR	550	55		302	28,852
FSP	190	40		76	7,261
FUS	1,189	100		1,189	113,592
TOTALS	3,118			2,756	263,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,756	115.6596	129.54	357,012	1969	2000	0	0	0	26.25	73.75

1 SINGLE FAM 100% - 2020 Heated Area: 2378 HX Base Yr 2020



831 SW ALAMO DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		263,296
TOTAL MARKET OB/XF VALUE		15,386
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		297,182
SOH/AGL Deduction		76,704
ASSESSED VALUE		220,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		169,756
TOTAL JUST VALUE		297,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,931

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/1877	5/31/2019	WD	Q	I	01	193,000

GRANTOR: SAMUEL PAUL JR & JENN

GRANTEE: ROBERT G JR & KIMBE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 FSP= N5 W38 S5 E38$ W38 FGR= N5 W22 S25E22 N20$ S29 E41 N29$ PTR=N30 FUS= N29W41 S29 E41$ S30$.

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	0	0	3	100	600	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1969	1969	3	40	14,336	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 15,386

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		RSF-	110.00	139.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/24/2016 BY DF Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/02/2025 BY SYS