W1/2 OF LOT 1 BLK 3 DORTCHS SURV
OF NW1/4 OF NE1/4 EX RD R/W

WILLIAMS EVA MAE C
1452 NE WASHINGTON ST
LAKE CITY, FL 32055

2026

33-3S-17-06340-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

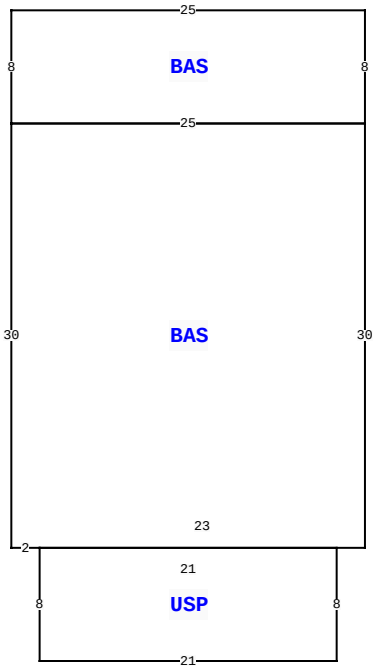
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	33317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100		200	10,122
BAS	750	100		750	37,958
USP	168	35		59	2,986
TOTALS	1,118			1,009	51,066

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,009	82.1600	92.02	92,848	1960	1960	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 950 HX Base Yr



1444 NE WASHINGTON 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	51,066
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	1,740
TOTAL MARKET VALUE	53,106
SOH/AGL Deduction	0
ASSESSED VALUE	53,106
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,106
TOTAL JUST VALUE	53,106
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,106

SALE:1:1: OLD BUILDING BEING TORN DOWN

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= N8 W25 S8 E25$ BAS= W25 S30 E2 USP= S8 E21 N8 W21$ E23 N30$.

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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 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	0		00	0.00	0.00	6,958.00	SF		1.00	1.00	1.00	0.25	0.25	1,740							

REVIEW DATE 01/12/2017 BY DF Total Acres: 0.16 Total Land Value: 1,740 Market: 0 Agricultural: 0 Common: 1,740 PRINTED 11/17/2025 BY SYS