LOT 1 BLOCK 5 MORNINGSIDE HEIGHT
801-005,

GRAY DAVID/JONES DIANE
218 SW ELOISE AVE
LAKE CITY, FL 32025

2026

33-3S-17-06407-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

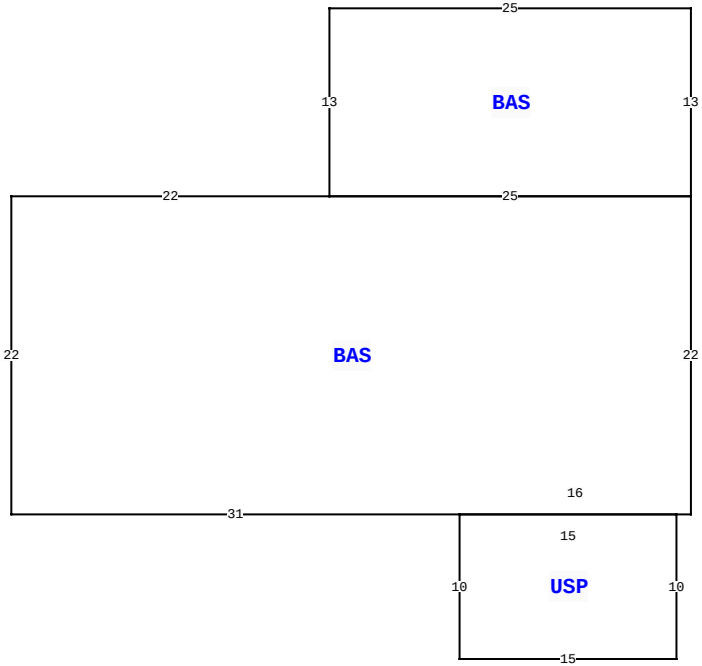
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100		325	19,859
BAS	1,034	100		1,034	63,182
USP	150	35		52	3,177
TOTALS	1,509			1,411	86,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,411	99.2000	111.10	156,762	1955	1955	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 1995 Heated Area: 1359 HX Base Yr 1995



218 SE ELOISE AVE, 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		86,219
TOTAL MARKET OB/XF VALUE		300
TOTAL LAND VALUE - MARKET		5,775
TOTAL MARKET VALUE		92,294
SOH/AGL Deduction		48,585
ASSESSED VALUE		43,709
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		18,709
TOTAL JUST VALUE		92,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,294

SALE:1:1: LOT 1 BLK 5 MORNINGSIDE HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0801/0005	11/01/1993	AG	U	I	13	28,058
GRANTOR: ROGER K & ANGELA H LA						
GRANTEE: DAVID GRAY & DIANE						
0605/0604	10/01/1986	WD	Q	I		23,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S22 E31 USP= S10 E15 N10 W15$ E16 N22 BAS= N13W25 S13 E25$ W25$.

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	0140	CLFENCE 6	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	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	100		RSF/MH	66.00	174.00	11,550.00	SF		1.00	1.00	1.00	0.50	0.50	5,775							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.27 Total Land Value: 5,775 Market: 0 Agricultural: 0 Common: 5,775 PRINTED 11/07/2025 BY SYS