LOT 4 BLOCK 5 MORNINGSIDE HEIGHT
778-393, 778-394,396, LE 784-150

HEY CYNTHIA/BRADHAM ROY
256 SE ELOISE AVE
LAKE CITY, FL 32025

2025

33-3S-17-06410-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

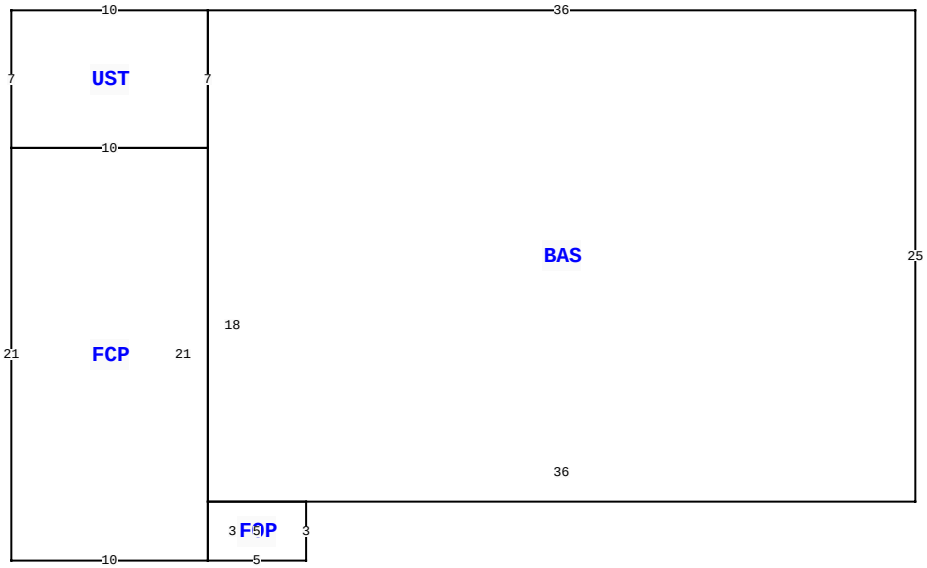
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	900	100		900	57,083
FCP	210	25		52	3,298
FOP	15	30		4	254
UST	70	45		32	2,030
TOTALS	1,195			988	62,665

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	988	102.9600	115.32	113,936	1952	1952	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 900 HX Base Yr



256 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	62,665
TOTAL MARKET OB/XF VALUE	700
TOTAL LAND VALUE - MARKET	5,214
TOTAL MARKET VALUE	68,579
SOH/AGL Deduction	2,582
ASSESSED VALUE	65,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	65,997
TOTAL JUST VALUE	68,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	64,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
34321	RECONNECT	75	08/04/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0980/2082	3/26/2003	WD	Q	I	03	24,000
GRANTOR: ELMER R, EDWARD & VID						
GRANTEE: EBBOTT E & MARGIE R						
0980/2080	3/26/2003	WD	Q	I	03	8,000
GRANTOR: MARVELL E COHEN						
GRANTEE: EBBOTT E & MARGIE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= W10 S7 E10 N7$S7 FCP= W10 S21 E10 N21$ S18 FOP= S3 E5 N3 W5$ E36 N25$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 700

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		RSF/MH	66.00	158.00	10,428.00	SF		1.00	1.00	1.00	0.50	0.50	5,214							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.24 Total Land Value: 5,214 Market: 0 Agricultural: 0 Common: 5,214 PRINTED 08/08/2025 BY SYS