LOT 5 BLOCK 5 MORNINGSIDE HEIGHT

415-646, 1043-2440, PB 1097-2338

MCGALLIARD MARY FAY
268 SE ELOISE ST
LAKE CITY, FL 32025

2025

33-3S-17-06411-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 07

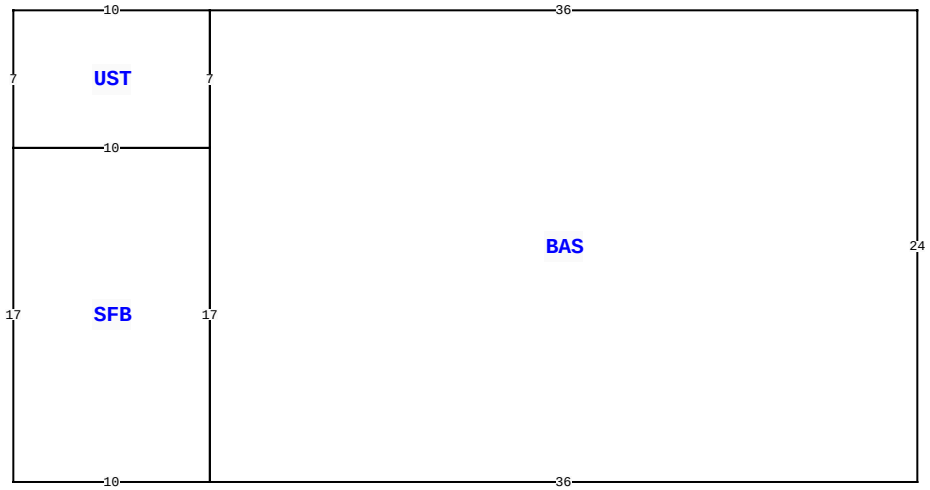
NEIGHBORHOOD/LOC 33317.060 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	44,926
SFB	170	80		136	7,071
UST	70	45		32	1,664
TOTALS	1,104			1,032	53,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,032	84.4147	94.54	97,565	1952	1952	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2022 Heated Area: 1034 HX Base Yr 2022



268 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		53,661
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,049
TOTAL MARKET VALUE		58,710
SOH/AGL Deduction		31,176
ASSESSED VALUE		27,534
TOTAL EXEMPTION VALUE	HX HB WX SX	27,534
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		58,710
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,361

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1353/0897	2/06/2018	WD	U	I	11	100
GRANTOR: MARY FAY MCGALLIAND						
GRANTEE: MARY FAY MCGALLIARD						
1346/1771	10/19/2017	WD	U	I	37	10,000
GRANTOR: JENNIFER SMITH						
GRANTEE: MARY FAY MCGALLIAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 UST= W10 S7 E10 N7$S7 SFB= W10 S17 E10 N17$ S17 E36 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	152.00	10,098.00	SF		1.00	1.00	1.00	0.50	0.50	5,049							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.23 Total Land Value: 5,049 Market: 0 Agricultural: 0 Common: 5,049 PRINTED 08/08/2025 BY SYS