1 ACRE OFF S SIDE OF LOT 4 IN NE

FORD LUELLA C
1153 NE MASSIE ST
LAKE CITY, FL 32055

2026

33-3S-17-06451-000

BUILDING CHARACTERISTICS

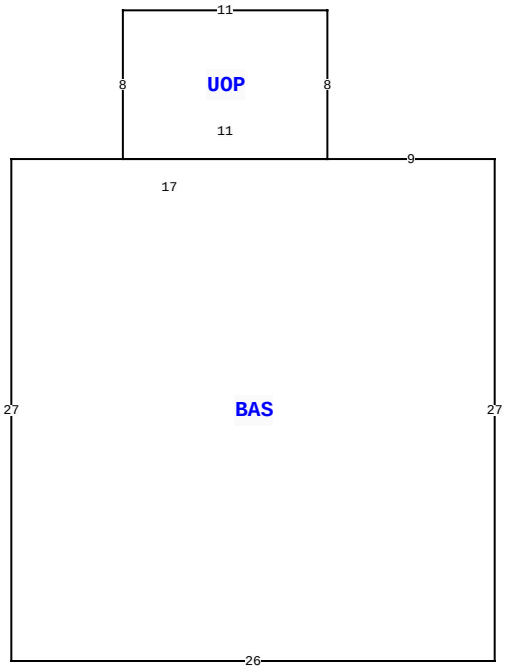
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	702	100		702	36,386
UOP	88	20		18	933
TOTALS	790			720	37,319

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	84.1428	94.24	67,853	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 702 HX Base Yr



269 NE WEBSTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	37,319
TOTAL MARKET OB/XF VALUE	3,220
TOTAL LAND VALUE - MARKET	21,000
TOTAL MARKET VALUE	61,539
SOH/AGL Deduction	0
ASSESSED VALUE	61,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	61,539
TOTAL JUST VALUE	61,539
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	61,539

LAND:1:1: ADJ4;GRADE ROAD.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049079	Roof Replacement	2,000	01/25/2024
12771	M H	125	07/15/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 UOP= N8 W11 S8 E11$ W17 S27 E26 N27$.

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	16	24	384.00	UT	5.00	5.00	100	1993	1993	3	100	1,920	
2	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,220

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	210.00	200.00	42,000.00	SF		1.00	1.00	1.00	0.50	0.50	21,000							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 0.96 Total Land Value: 21,000 Market: 0 Agricultural: 0 Common: 21,000 PRINTED 11/07/2025 BY SYS