LOTS 1 & 2 EX 50 FT OFF THE S SI
CAMPHOR KNOLL ESTATES S/D.

MAYO ALBERT K
8920 NW 12 AVENUE
MIAMI, FL 33150

2026

33-3S-17-06579-000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

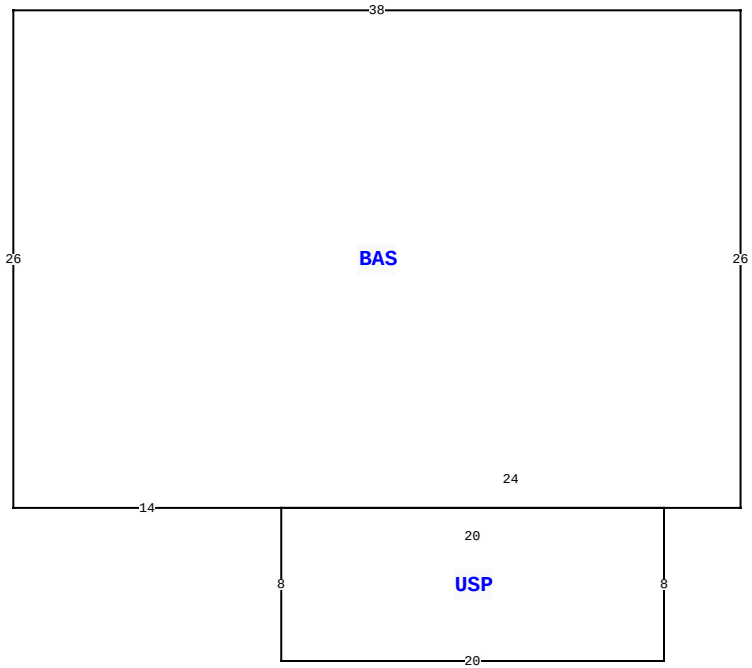
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	33317.100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	0	100		0	0
BAS	988	100		988	84,744
USP	160	35		56	4,803
TOTALS	1,148			1,044	89,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,044	115.6000	129.47	135,167	2006	2006	10	0	0	23.75	66.25

2 SINGLE FAM 0% - 0 Heated Area: 988 HX Base Yr



141 NE MONTROSE 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	89,548
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	10,781
TOTAL MARKET VALUE	100,529
SOH/AGL Deduction	0
ASSESSED VALUE	100,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,529
TOTAL JUST VALUE	100,529
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	102,219

LAND:1:1: 106X115 +2,185 SF=14,375 SF ADJ4;LOCATIO

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1065/1938	11/18/2005	WD	Q	I	01	100
GRANTOR: WEANT						
GRANTEE: MAYO						
0984/0152	5/22/2003	WD	Q	I		15,000
GRANTOR: ROBERT ELLIS						
GRANTEE: JAMES HOWARD WEANT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= BAS= W38 S26 E14 USP= S8 E20 N8 W20$ E24 N26 $.

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	0166	CONC,PAVMT	0	0	10	26	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0.00	0.00	14,375.00	SF		1.00	1.00	1.00	0.75	0.75	10,781							

REVIEW DATE 11/21/2016 BY DF Total Acres: 0.33 Total Land Value: 10,781 Market: 0 Agricultural: 0 Common: 10,781 PRINTED 11/18/2025 BY SYS