LOTS 17 & 18 BLOCK 30 CAMPHOR KN
WD 1116-1611, DC 1116-1609.

PRITCHARD OWEN II/PRITCHARD DIANE M
289 SE LAMOND AVE
LAKE CITY, FL 32025-4739

2026

33-3S-17-06604-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

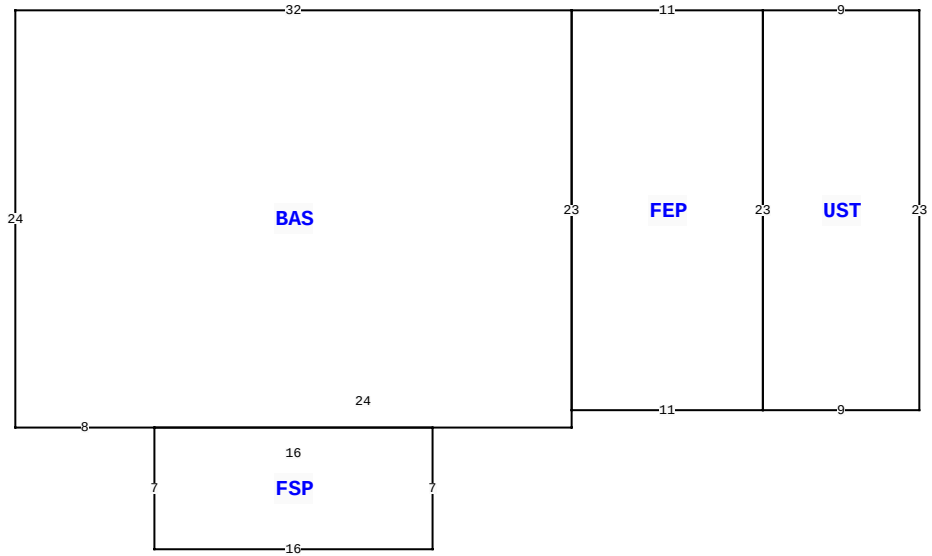
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	28,728
FEP	253	80		202	7,556
FSP	112	40		45	1,683
UST	207	45		93	3,479
TOTALS	1,340			1,108	41,445

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,108	60.7257	68.01	75,355	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 768 HX Base Yr



269 SE LOMOND 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	41,445
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	10,790
TOTAL MARKET VALUE	52,435
SOH/AGL Deduction	0
ASSESSED VALUE	52,435
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,435
TOTAL JUST VALUE	52,435
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,435

LAND:1:1: 15,000 SF. (2 PLATTED LOTS).

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1116/1611	4/13/2007	WD	U	I	08	15,285
GRANTOR: BEATRICE KOZLOWSKI						
GRANTEE: OWEN & DIANE PRITCH						
0600/0552	9/01/1986	WD	Q	I		19,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 E8 FSP= S7 E16 N7 W16$ E24 N1 FEP= E11 UST= E9 N23 W9 S23$ N23 W11 S23$ N23$.

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	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	100.00	150.00	1.00	LT		1.00	1.00	1.30	8,300.00	10,790.00	10,790							

REVIEW DATE 11/29/2016 BY DF Total Acres: 0.34 Total Land Value: 10,790 Market: 0 Agricultural: 0 Common: 10,790 PRINTED 11/20/2025 BY SYS