LOTS 19 & 20 BLOCK 30 CAMPHOR
KNOLL ESTATES S/D.

PRITCHARD OWEN H II
289 SE LOMOND AVE
LAKE CITY, FL 32025

2026

33-3S-17-06605-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

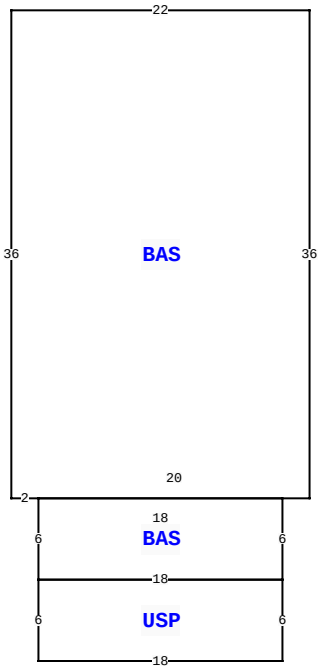
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	3,643
BAS	792	100		792	26,715
USP	108	35		38	1,282
TOTALS	1,008			938	31,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	938	54.7560	61.33	57,528	1940	1940	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 0 Heated Area: 900 HX Base Yr



289 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		31,640
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		10,790
TOTAL MARKET VALUE		42,930
SOH/AGL Deduction		13,195
ASSESSED VALUE		29,735
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,735
TOTAL JUST VALUE		42,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		42,930

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
1113/2638	11/15/1985	WD	Q	I	01	127
GRANTOR: BRANDA T PRICHARD (NK						
GRANTEE: OWEN H PRICHARD II						
0525/0501	3/01/1984	WD	Q	I		10,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S36 E2 BAS= S6 USP= S6 E18 N6 W18$ E18 N6 W18$ E20 N36$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	600.00	600.00	50	1993	1993	3	50	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 500

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/MM	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