LOT 3 & N 1/2 OF LOT 4 BLOCK 2
ODOM HEIGHTS S/D.

O'NEAL PROPERTIES, LLC
P O BOX 2166
LAKE CITY, FL 32056

2026

33-3S-17-06806-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

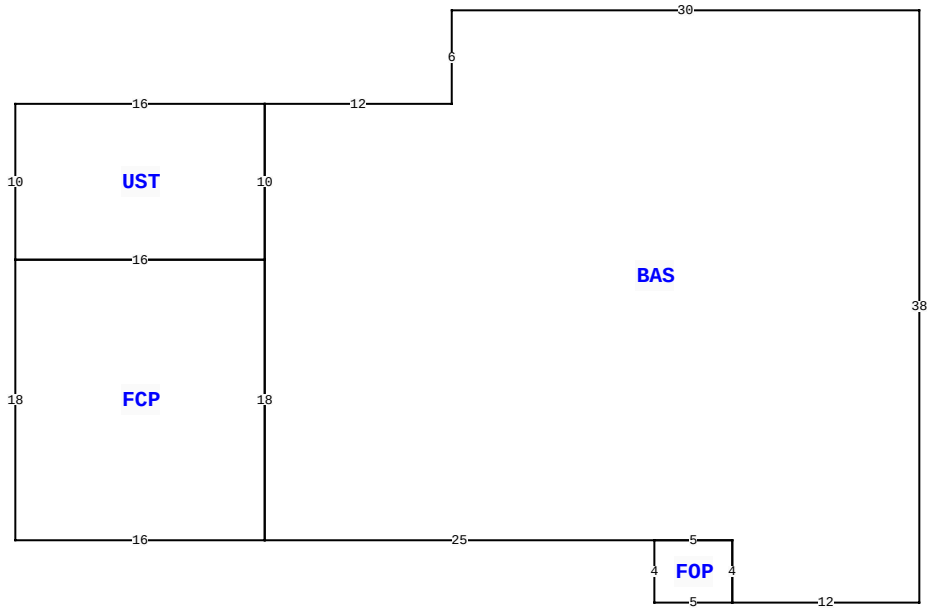
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	17	MSNRY STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	68,614
FCP	288	25		72	3,518
FOP	20	30		6	293
UST	160	45		72	3,518
TOTALS	1,872			1,554	75,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0600	01	1,554	108.6030	81.45	126,573	1954	1954	0	0	0	40.00	60.00

1 SFR RENTAL 0% - 0 Heated Area: 1404 HX Base Yr



616 SE ELOISE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	75,944
TOTAL MARKET OB/XF VALUE	1,650
TOTAL LAND VALUE - MARKET	23,125
TOTAL MARKET VALUE	100,719
SOH/AGL Deduction	0
ASSESSED VALUE	100,719
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,719
TOTAL JUST VALUE	100,719
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,719

LAND:1:1: 1.5 PLATTED LOTS.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042794	Roof Replacement	6,344	09/21/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1321/0781	8/30/2016	WD	Q	I	01	231,300
GRANTOR: RHODES BROTHERS INC						
GRANTEE: O'NEAL PROPERTIES,						
0903/2737	6/08/2000	WD	Q	I		51,000
GRANTOR: LANITA K BISHOP AS RE						
GRANTEE: RHODES BROTHERS INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S6 W12 UST= W16 S10 E16 N10$ S10 FCP= W16 S18 E16 N18$ S18 E25 FOP= S4 E5 N4 W5$ E5 S4 E12 N38$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,350	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,650

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-	2150.00	148.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.51 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/07/2025 BY SYS