COMM SW COR OF SE1/4, RUN N 337
RUN E 148 FT, N 106.98 FT, W 148
106.98 FT TO POB.

MLMWEST LLC
3101 W US HIGHWAY 90 STE 201
LAKE CITY, FL 32055

2026

33-3S-17-06827-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

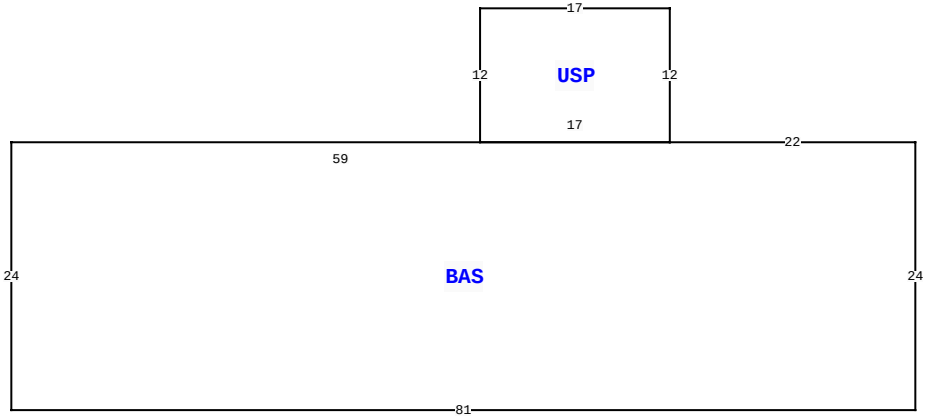
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	1,944	100		1,944	119,404
USP	204	35		71	4,361
TOTALS	2,148			2,015	123,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	2,015	120.4350	102.37	206,276	1977	1985	0	0	0	40.00	60.00

1 DUPLEX 0% - 2023 Heated Area: 1944 HX Base Yr



724 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	123,766
TOTAL MARKET OB/XF VALUE	1,500
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	143,766
SOH/AGL Deduction	0
ASSESSED VALUE	143,766
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	143,766
TOTAL JUST VALUE	143,766
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	145,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043826	Roof Replacement	8,700	03/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/324	3/22/2022	WD	Q	I	01	145,000
GRANTOR: DWIGHT PORTER PLACE L						
GRANTEE: MLMWEST LLC						
1259/0064	7/31/2013	WD	U	I	30	100
GRANTOR: MARY P RUPPERT						
GRANTEE: DWIGHT PORTER PLACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 USP= N12 W17 S12 E17$ W59 S24 E81 N24$.

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	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	0800	C	MULTI-FAM	0		RSF-	2107.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.37 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS