

E DIV: COMM W R/W MURRAY ST & S
MONROE ST, RUN W 148.44 FT FOR P
W 59.66 FT, S 64.76 FT, E 60 FT,

MENDEZ MARY CARMEN
874 SE MONROE ST
LAKE CITY, FL 32025

2026

33-3S-17-13004-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 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	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	832	100		832	78,032
FHS	640	60		384	36,015
FSP	108	40		43	4,033

TOTALS	1,580			1,259	118,080
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00
2	0296	SHED METAL	0 100	18	20	360.00	UT	9.00	9.00
3	0296	SHED METAL	0 100	20	12	240.00	UT	9.00	9.00
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	800.00	800.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		*RSF	360.00	80.00	4,800.00

REVIEW DATE 10/10/2023 BY ME

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,259	121.8000	136.42	171,753	1968	2000	0	0	0 31.25	68.75	
1 SINGLE FAM 100% - 2025 Heated Area: 1472 HX Base Yr 2025												

874 SE MONROE ST, LAKE CITY	BLD DATE	LGL DATE	04/27/2022	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0296	SHED METAL	0 100	18	20	360.00	UT	9.00	9.00	100	2017	2017	3	100	3,240	
3	0296	SHED METAL	0 100	20	12	240.00	UT	9.00	9.00	100	2024	2023		100	2,160	
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	

TOTAL OB/XF										7,000						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		*RSF	360.00	80.00	4,800.00	SF		1.00	1.00	1.00	0.95	0.95

Total Acres: 0.11 Total Land Value: 4,560 Market: 0 Agricultural: 0 Common: 4,560

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1 1						
VALUATION SUMMARY																

VALUATION BY										STANDARD						
Tax Group: 1										Tax Dist:						
BUILDING MARKET VALUE										118,080						
TOTAL MARKET OB/XF VALUE										7,000						
TOTAL LAND VALUE - MARKET										4,560						
TOTAL MARKET VALUE										129,640						
SOH/AGL Deduction										0						
ASSESSED VALUE										129,640						
TOTAL EXEMPTION VALUE										HX HB 50,722						
BASE TAXABLE VALUE										78,918						
TOTAL JUST VALUE										129,640						
NCON VALUE										0						
INCOME VALUE																
PREVIOUS YEAR MKT VALUE										131,787						

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1493/316	6/12/2023	WD	Q	I	01	155,000	
GRANTOR: ELLIS PRESTON W							
GRANTEE: MENDEZ MARY CARMEN							
0628/0484	7/16/1987	WD	Q	I		35,000	
GRANTOR: CULBRETH							
GRANTEE: ELLIS							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W32 S26 E32 N26 \$									
FHS=[ORIG=1,-34] W32 S20 E32 N20 \$									
FSP=[ORIG=-32,26] S6 E18 N6 W18 \$									
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