

E DIV: COMM SW COR OF SE1/4 OF
NW1/4, RUN N 100.2 FT TO N
R/W PUTNAM ST, RUN E 304.5 FT,

STONE RHONDA E
294 SE COLBURN AVE
LAKE CITY, FL 32025

2026

33-3S-17-13081-000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	17	MSNRY STUC 100	0100	01	2,779	112.3200	125.80	349,598	1951	1980	0	0	0	35.00	65.00	VALUATION SUMMARY																									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2006													Heated Area: 2872													HX Base Yr 2006												
Roof Cover	12	MODULAR MT 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floop	12	HARDWOOD 100																																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms	4	100																																							
Bathrooms	2.5	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		860317.00	1.00/																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
BAS	152	100		152	12,429																																				
BAS	399	100		399	32,626																																				
BAS	1,856	100		1,856	151,765																																				
SFB	465	80		372	30,419																																				
TOTALS		2,872		2,779	227,239																																				
EXTRA FEATURES					294 SE COLBURN AVE, LAKE CITY																																				
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500																									
2	0060	CARPORT F	0	100	25	30	750.00	UT	3.50	3.50	100	2011	2011	3	100	2,625																									
3	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500																									
4	0296	SHED METAL	0	100	16	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000																									
5	0296	SHED METAL	0	100	16	10	1.00	UT	0.00	0.00	100	2012	2012	3	100	600																									
6	0251	LEAN TO W/	0	100	16	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	300																									
LAND DESCRIPTION		TOTAL OB/XF																				5,525																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	377.00	130.00	23,725.00	SF		1.00	1.00	0.50	0.95	0.48	11,269																								
REVIEW DATE 05/31/2016 BY ME Total Acres: 0.54 Total Land Value: 11,269 Market: 0 Agricultural: 0 Common: 11,269 PRINTED 10/10/2025 BY SYS																																									