E DIV: COMM SW COR OF SE1/4 OF N
N 100.2 FT TO N R/W PUTNAM ST, E
FOR POB, RUN N 134.8 FT, E 140.3

PLATT DIANA L
,

2025

33-3S-17-13083-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

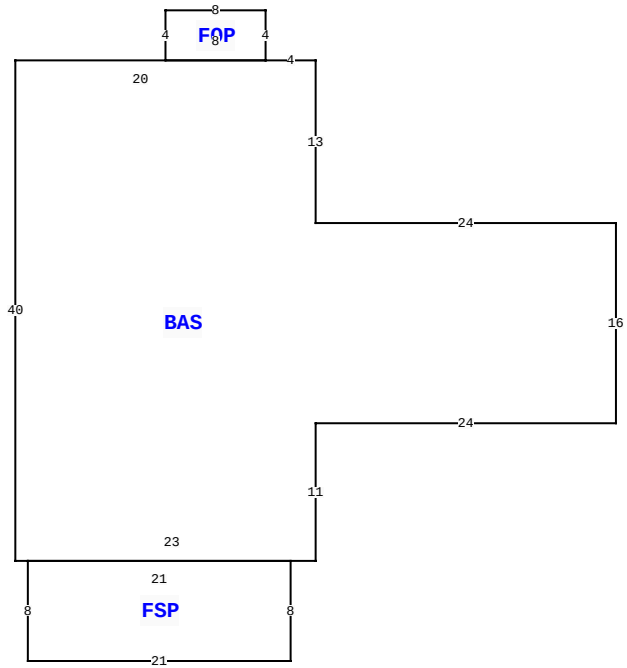
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,344	100		1,344	104,203
FOP	32	30		10	775
FSP	168	40		67	5,195
TOTALS	1,544			1,421	110,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,421	106.4960	119.28	169,497	1945	1995	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1344 HX Base Yr



324 SE COLBURN AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	110,173
TOTAL MARKET OB/XF VALUE	8,300
TOTAL LAND VALUE - MARKET	13,894
TOTAL MARKET VALUE	132,367
SOH/AGL Deduction	0
ASSESSED VALUE	132,367
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	132,367
TOTAL JUST VALUE	132,367
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045033	Roof Replacement	9,733	07/25/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/632	8/10/2023	WD	Q	I	01	174,000
GRANTOR: DUFFANY ADAM R						
GRANTEE: PLATT DIANA L						
1357/2275	4/13/2018	WD	Q	I	01	66,714
GRANTOR: PATRICIA L HARRELL						
GRANTEE: ADAM R DUFFANY						

BUILDING NOTES

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	1993	1993	3	100	8,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W24 N13 W4 W20 S40 E1 E23 N11 E24 N16 $
FSP=[ORIG=-47,27] S8 E21 N8 W21 $
FOP=[ORIG=-28,-13] N4 W8 S4 E8 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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-1	105.00	130.00	14,625.00	SF		1.00	1.00	1.00	0.95	0.95	13,894							

REVIEW DATE 09/28/2023 BY ME Total Acres: 0.34 Total Land Value: 13,894 Market: 0 Agricultural: 0 Common: 13,894 PRINTED 08/05/2025 BY SYS