COMM NE COR OF NW1/4 OF NW1/4,
RUN W 10 FT, S 40 FT, W 350
FT FOR POB, RUN S 250 FT, W

LAVOIE WILLIAM LANDELL
544 NE WILLIAMS ST
LAKE CITY, FL 32055

2026

34-3S-17-06892-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

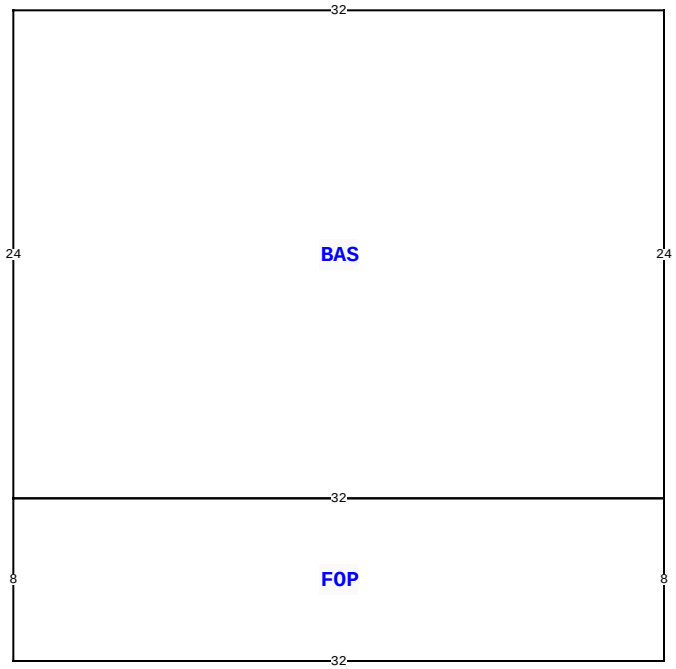
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	102,574
FOP	256	30		77	10,284
TOTALS	1,024			845	112,858

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	845	132.5000	148.40	125,398	2015	2015	0	0	0	10.00	90.00

2 SINGLE FAM 100% - 2016 Heated Area: 768 HX Base Yr 2016



544 NE WILLIAMS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,858
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		11,180
TOTAL MARKET VALUE		129,538
SOH/AGL Deduction		37,491
ASSESSED VALUE		92,047
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,325
TOTAL JUST VALUE		129,538
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33158	SFR	345	07/08/2015
15200	M H	125	03/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1294/1852	4/28/2015	WD	U	V	11	100
GRANTOR: NETTIE KAY HARRELSON						
GRANTEE: WILLIAM LAVOIE						
1292/2705	4/10/2015	WD	U	V	11	100
GRANTOR: NETTIE KAY HARRELSON						
GRANTEE: WILLIAM LANDELL LAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S24 FOP= S8 E32 N8 W32$ E32 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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0070	CARPORT UF	0	100	20	30	600.00	UT	3.00	3.00	100	2004	2004	3	100	1,800	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	900	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
6	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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	0100	C	SFR	100		00	0.00	0.00	0.57	AC		1.00	1.00	1.00	13,000.00	13,000.00	7,410							
2	0000	C	VAC RES	100		00	0.00	0.00	0.29	AC		1.00	1.00	1.00	13,000.00	13,000.00	3,770							

REVIEW DATE 02/13/2017 BY DF Total Acres: 0.86 Total Land Value: 11,180 Market: 0 Agricultural: 0 Common: 11,180 PRINTED 11/17/2025 BY SYS