BLOCK 3 CATHEY'S S/D, BEING IN
NE1/4 OF SW1/4, EX 1 AC.
ALSO THAT PART OF AN UN-NAMED

OSTENDORF LARRY F/OSTENDORF THERESA B
199 SW LLEWELLYN AVE
LAKE CITY, FL 32025

2026

34-3S-17-06964-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

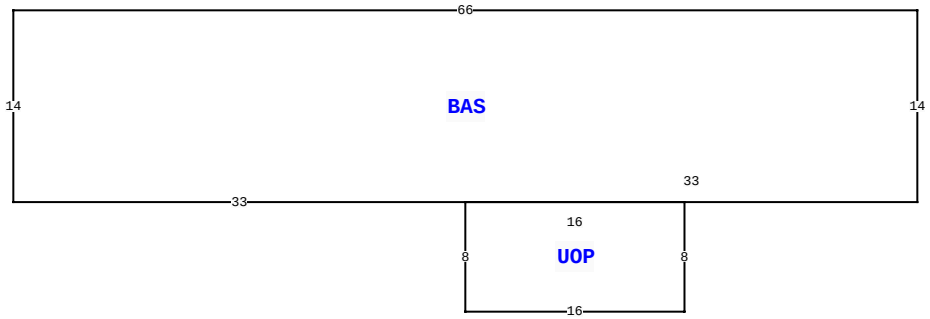
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	2502	REPAIR SERVICE/MH
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	924	100		924	17,545
UOP	128	25		32	608
TOTALS	1,052			956	18,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	956	79.1100	47.47	45,381	1975	1975	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2021 Heated Area: 924 HX Base Yr



199 SE LLEWELLYN AVE, 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	18,152
TOTAL MARKET OB/XF VALUE	21,185
TOTAL LAND VALUE - MARKET	50,700
TOTAL MARKET VALUE	90,037
SOH/AGL Deduction	0
ASSESSED VALUE	90,037
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,037
TOTAL JUST VALUE	90,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,037

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1409/2707	4/15/2020	WD	Q	I	01	95,000
GRANTOR: RICHARD DURANCE HOLLO						
GRANTEE: LARRY F & THERESA B						
1270/1680	2/28/2014	WD	Q	I	01	75,000
GRANTOR: EDRIS TAYLOR AKA JACK						
GRANTEE: RICHARD DURANCE HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S14 E33 UOP= S8 E16 N8 W16$ E33 N14$.

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	0294	SHED WOOD/	0	0	22	18	1.00	UT	0.00	0.00	100	2001	2001	3	100	800	
2	0040	BARN,POLE	0	0	46	55	2,530.00	UT	2.50	2.50	100	2001	2001	3	100	6,325	
3	0030	BARN,MT	0	0	30	48	1,440.00	UT	7.00	7.00	100	2001	2001	3	100	10,080	
4	0296	SHED METAL	0	0	22	18	396.00	UT	5.00	5.00	100	2001	2001	3	100	1,980	
5	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 21,185

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	2500	C	SRVC SHOPS	0		ILW	0.00	0.00	3.90	AC		1.00	1.00	1.00	13,000.00	13,000.00	50,700							

REVIEW DATE 05/21/2020 BY ME Total Acres: 3.90 Total Land Value: 50,700 Market: 0 Agricultural: 0 Common: 50,700 PRINTED 11/17/2025 BY SYS