LOT 18 BLOCK B BELLAIRE S/D.

562-116, 745-514, 747-1475, WD 1

OCHOA ANGELA
246 SE GREG PL
LAKE CITY, FL 32055

2026

34-3S-17-06989-018

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05

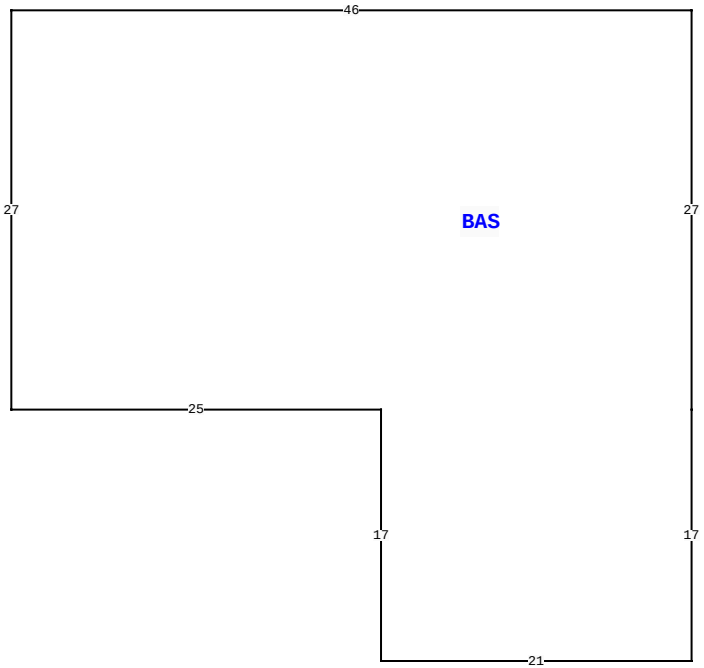
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	214,124
TOTALS	1,599			1,599	214,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,599	132.8448	148.79	237,915	1972	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2025 Heated Area: 1599 HX Base Yr 2025



246 SE GREG PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		214,124
TOTAL MARKET OB/XF VALUE		5,200
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		237,824
SOH/AGL Deduction		0
ASSESSED VALUE		237,824
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		187,102
TOTAL JUST VALUE		237,824
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,203

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046557	Roof Replacement	14,000	02/21/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1493/660	6/12/2023	WD	Q	I	01	305,900
GRANTOR: LUSSIER TODD						
GRANTEE: OCHOA ANGELA						
1484/1132	2/09/2023	WD	Q	I	03	130,000
GRANTOR: HINES MILES T						
GRANTEE: LUSSIER TODD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W46 S27 E25 S17 E21 N17 N27 $
.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,500	
2	0296	SHED METAL	0	100	8	10	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2004	2004	3	100	2,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,200

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/07/2023 BY ME Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/29/2025 BY SYS