LOT 23 BLOCK B BELLAIRE S/D.

817-541, WD 1130-544, QC 1293-72

BURNHAM DEVEN
162 SE GREG PL
LAKE CITY, FL 32025

2026

34-3S-17-06989-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

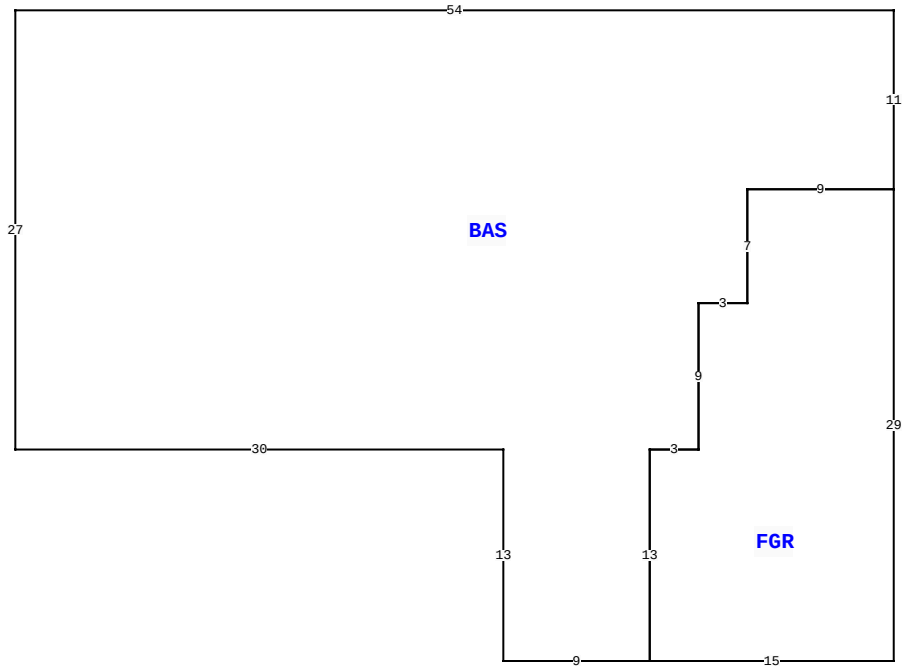
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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 06
NEIGHBORHOOD/LOC	34317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	118,227
FGR	366	55		201	16,926
TOTALS	1,770			1,605	135,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,605	115.6680	129.55	207,928	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1404 HX Base Yr 2021



162 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		135,153
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		154,103
SOH/AGL Deduction		43,242
ASSESSED VALUE		110,861
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,139
TOTAL JUST VALUE		154,103
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,103

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2226	9/18/2020	WD	Q	I	01	95,700
GRANTOR: ARLENE N HANDEL AS TR						
GRANTEE: DEVEN BURNHAM						
1293/0724	4/03/2015	WD	U	I	11	100
GRANTOR: FLORIAN R HANDEL AS T						
GRANTEE: FLORIAN R & ATLENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W54 S27 E30 S13 E9 FGR= E15 N29 W9 S7 W3 S9 W3 S13$ N13 E3 N9 E3 N7 E9 N11$.

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	250	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 450

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 06/25/2020 BY KR Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/28/2025 BY SYS