LOT 1 BLOCK D BELLAIRE S/D.
308-110, 723-395, 777-2234, WD 1

RIZZO VALERIE/ARGABRITE IAN WILLIAM
294 SE TRIBBLE ST
LAKE CITY, FL 32025

2026

34-3S-17-07007-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
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

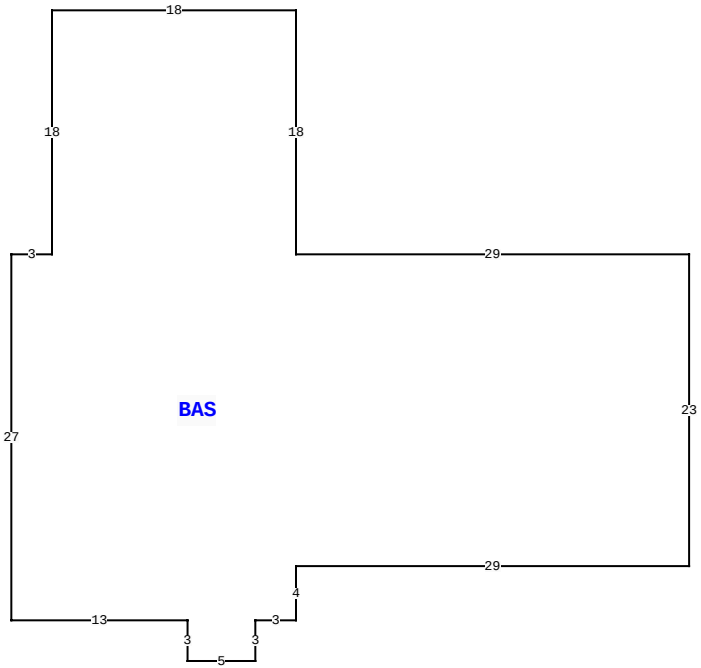
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.020	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,573	100		1,573	137,366
TOTALS	1,573			1,573	137,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,573	119.9520	134.35	211,333	1964	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1573 HX Base Yr 2024



294 SE TRIBBLE ST, 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		137,366
TOTAL MARKET OB/XF VALUE		3,950
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		159,816
SOH/AGL Deduction		0
ASSESSED VALUE		159,816
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,094
TOTAL JUST VALUE		159,816
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		159,816

SALE:2:1: LOT 1, BLK D, BELLAIRE S/D

SALE:1:1: LOT 1 BLK D BELLAIRE S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047687	Roof Replacement	9,000	07/17/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1495/1602	7/24/2023	WD	Q	I	01	185,000

GRANTOR: LEE ADAM

GRANTEE: RIZZO VALERIE

1303/0769	10/20/2015	WD	Q	I	01	95,000

GRANTOR: DARLENE SPERICO

GRANTEE: ADAM & AMANDA K LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 N18 W18 S18 W3 S27 E13 S3 E5 N3 E3 N4 E29 N23$.

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	1,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0080	DECKING	0	100	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 3,950

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 09/27/2023 BY TP Total Acres: 0.26 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/03/2025 BY SYS