COMM NW COR OF SE1/4 OF NW1/4, R
POB, RUN S 376.48 FT, E 230.65 F
W 230.69 FT TO POB EX RD R/W OFF

TORRES-HEREDIA JUAN
1557 SE ALFRED MARKHAM ST
LAKE CITY, FL 32025

2025

34-4S-17-08991-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

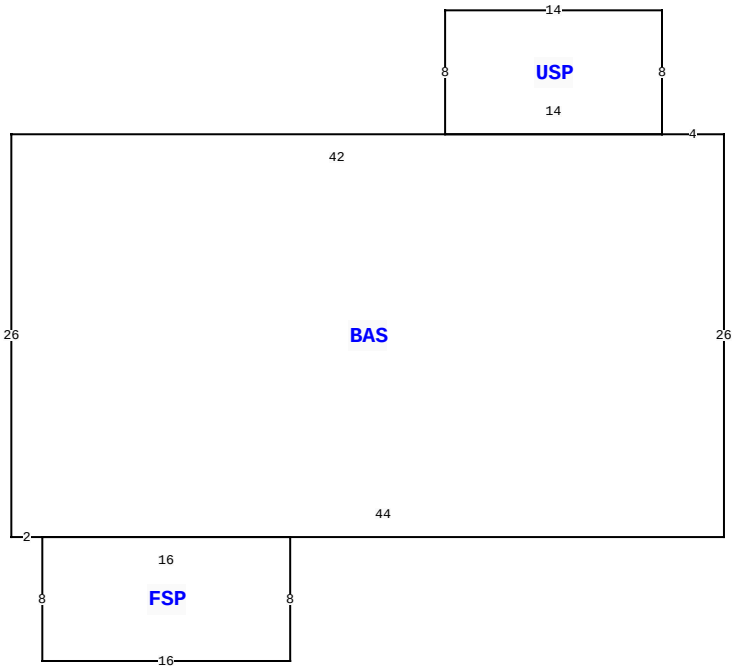
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	59,347
FSP	128	40		51	2,530
USP	112	35		39	1,935
TOTALS	1,436			1,286	63,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,286	68.1600	76.34	98,173	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 2021 Heated Area: 1196 HX Base Yr



428 SE ALFRED MARKHAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	63,812
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	23,660
TOTAL MARKET VALUE	87,672
SOH/AGL Deduction	7,901
ASSESSED VALUE	79,771
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,771
TOTAL JUST VALUE	87,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	78,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1251/1873	3/21/2013	WD	U	I	38	38,000
GRANTOR: CLINT L LOWRY & HOLLY						
GRANTEE: JUAN TORRES-HEREDIA						
1182/0996	10/12/2009	WD	U	I	16	65,000
GRANTOR: WALLACE & CAROL LOWER						
GRANTEE: CLINT L LOWRY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 USP= N8 W14 S8 E14$ W42 S26 E2 FSP= S8 E16 N8 W16$ E44 N26$.

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	0296	SHED METAL	0	0	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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	0		A-1	0.00	0.00	1.69	AC		1.00	1.00	1.00	14,000.00	14,000.00	23,660							

REVIEW DATE 07/12/2017 BY BC Total Acres: 1.69 Total Land Value: 23,660 Market: 0 Agricultural: 0 Common: 23,660 PRINTED 06/20/2025 BY SYS