LOT 16 BLK 3 FOREST HILLS S/D UN
473-81, 773-155, DC 887-238, 949

WILLIAMS ASHLEY N
938 SE DIVISION AVE
LAKE CITY, FL 32025

2026

00-00-00-07722-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

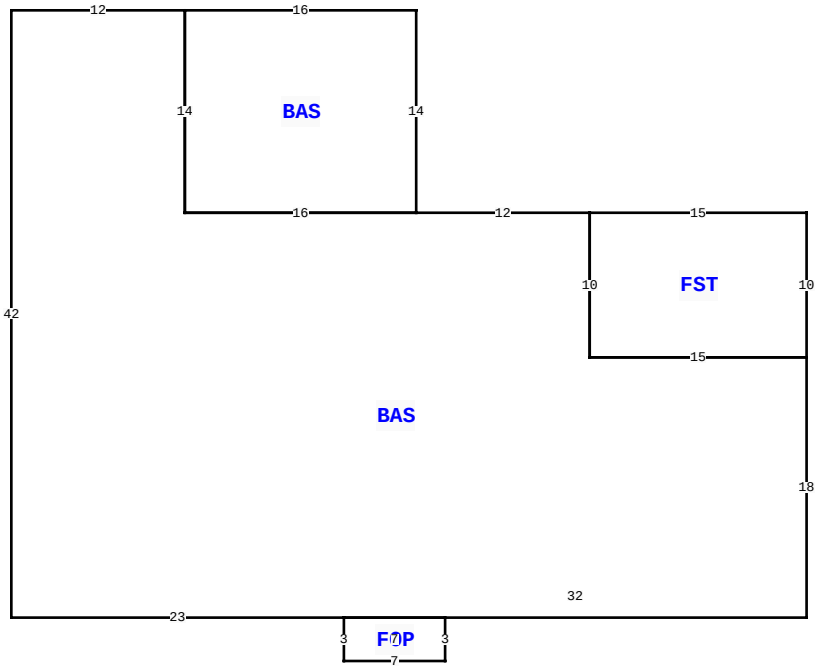
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	224	100		224	19,703
BAS	1,558	100		1,558	137,039
FOP	21	30		6	528
FST	150	55		82	7,212
TOTALS	1,953			1,870	164,481

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	118.7010	135.32	253,048	1961	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1782 HX Base Yr 2024



938 SE DIVISION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		164,481
TOTAL MARKET OB/XF VALUE		11,704
TOTAL LAND VALUE - MARKET		19,520
TOTAL MARKET VALUE		195,705
SOH/AGL Deduction		2,605
ASSESSED VALUE		193,100
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,689
TOTAL JUST VALUE		195,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/232	11/17/2023	WD	U	I	30	170,000
GRANTOR: GODBOLD DEBORAH LYNN						
GRANTEE: WILLIAMS ASHLEY N						
1500/1056	10/09/2023	PB	U	I	18	0
GRANTOR: MOORE JAMES R						
GRANTEE: GODBOLD DEBORAH LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 BAS= N14 W16 S14 E16$ W16 N14 W12 S42 E23 FOP= S3 E7 N3 W7$ E32 N18 FST= N10 W15 S10 E15$ W15 N10$.

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	1993	1993	3	100	1,000	
2	0297	SHED CONCR	0	100	24	24	576.00	UT	16.00	16.00	100	1993	1993	3	100	9,216	
3	0296	SHED METAL	0	100	6	8	48.00	UT	12.00	12.00	50	1993	1993	3	50	288	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 11,704

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	-280.00	244.00	19,520.00	SF		1.00	1.00	1.00	1.00	1.00	19,520							

REVIEW DATE 11/28/2023 BY TP Total Acres: 0.45 Total Land Value: 19,520 Market: 0 Agricultural: 0 Common: 19,520 PRINTED 05/08/2026 BY SYS