LOTS 2 & 3 BLOCK 4 FOREST HILLS
DC 954-22, 954-24, WD 1335-1541,

REAGAN RODNEY S/REAGAN KATRINA BLALOCK
905 SE DIVISION AVE
LAKE CITY, FL 32025

2026

00-00-00-07726-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

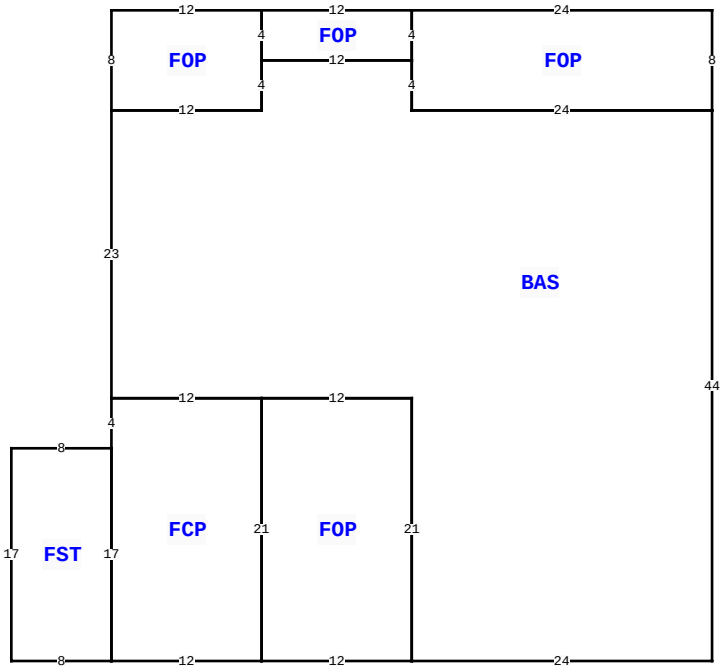
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	1,656	100		1,656	129,383
FCP	252	25		63	4,922
FOP	48	30		14	1,094
FOP	96	30		29	2,266
FOP	192	30		58	4,532
FOP	252	30		76	5,938
FST	136	55		75	5,860
TOTALS	2,632			1,971	153,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,971	105.4350	120.20	236,914	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1656 HX Base Yr 2003



905 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		153,994
TOTAL MARKET OB/XF VALUE		1,150
TOTAL LAND VALUE - MARKET		19,200
TOTAL MARKET VALUE		174,344
SOH/AGL Deduction		80,718
ASSESSED VALUE		93,626
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		42,215
TOTAL JUST VALUE		174,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		171,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1335/1541	4/18/2017	WD	U	I	11	100
GRANTOR: KATRINA BLALOCK NKA K						
GRANTEE: RODNEY S & KATRINA						
0954/0024	5/17/2002	WD	Q	I		69,500
GRANTOR: JUDY MULLINS URBAN						
GRANTEE: KATRINA BLALOCK						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= W24 FOP= W12 S4 E12 N4$ S4 BAS= W12 FOP= N4 W12 S8 E12 N4$ S4 W12 S23 FCP= S4 FST= W8 S17 E8 N17$ S17 E12 N21 W12$ E12 FOP= S21E12 N21 W12$ E12 S21 E24 N44 W24 N4$ S4 E24N8$.

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	850	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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	160.00	120.00	19,200.00	SF		1.00	1.00	1.00	1.00	1.00	19,200							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.44 Total Land Value: 19,200 Market: 0 Agricultural: 0 Common: 19,200 PRINTED 05/08/2026 BY SYS