NE DIV: COMM SW COR BLOCK 3,
RUN N 80 FT FOR POB, RUN E 100
FT, N 40 FT, W 100 FT, S 40

BELL STEVE H JR ETAL
890 SW MAULDIN AVE
LAKE CITY, FL 32025

2026

00-00-00-10716-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

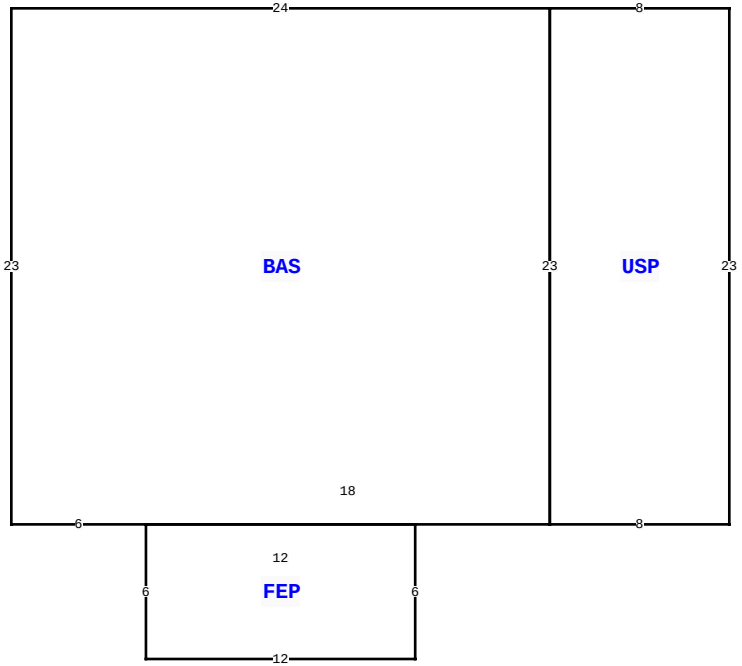
NEIGHBORHOOD/LOC 810317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	552	100		552	24,573
FEP	72	80		58	2,582
USP	184	35		64	2,849
TOTALS	808			674	30,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	674	72.2655	80.94	54,554	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 552 HX Base Yr



761 NE CENTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0060	CARPORT F	0	0	18	20	360.00	UT	3.00	3.00	100	2004	2004	3	100	1,080	
2	0263	PRCH,USP	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	30,005
TOTAL MARKET OB/XF VALUE	1,680
TOTAL LAND VALUE - MARKET	2,000
TOTAL MARKET VALUE	33,685
SOH/AGL Deduction	0
ASSESSED VALUE	33,685
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,685
TOTAL JUST VALUE	33,685
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S23 E6 FEP= S6 E12 N6 W12$ E18 USP= E8 N23 W8 S23$ N23$.

LAND DESCRIPTION

TOTAL OB/XF 1,680

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		*RSF-	340.00	100.00	4,000.00	SF		1.00	1.00	1.00	0.50	0.50	2,000							

REVIEW DATE 10/27/2015 BY DF Total Acres: 0.09 Total Land Value: 2,000 Market: 0 Agricultural: 0 Common: 2,000 PRINTED 07/09/2026 BY SYS