NE DIV: LOTS 1, 2, 3, 5 & 6 BLOC
HOSFORDS S/D.

LINDSEY KATRINA
10006 CROSSCREEK BLVD, SUITE 446
TAMPA, FL 33647

2026

00-00-00-10858-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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

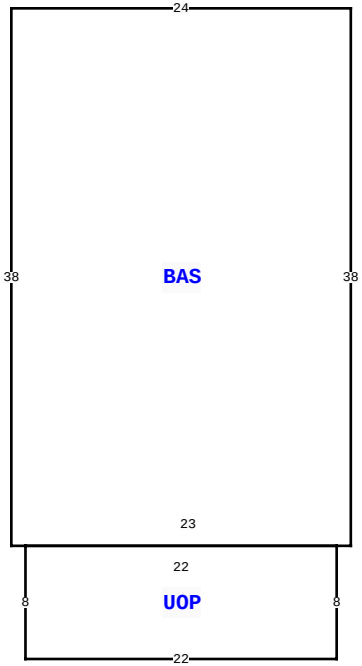
NEIGHBORHOOD/LOC 29317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100		912	22,080
UOP	176	20		35	848
TOTALS	1,088			947	22,928

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	947	38.6100	44.02	41,687	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 912 HX Base Yr



534 NE SAINT CLAIR ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	22,928
TOTAL MARKET OB/XF VALUE	2,366
TOTAL LAND VALUE - MARKET	6,842
TOTAL MARKET VALUE	32,136
SOH/AGL Deduction	0
ASSESSED VALUE	32,136
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,136
TOTAL JUST VALUE	32,136
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	31,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/2500	4/29/2020	LE	U	I	14	100
GRANTOR: KATRINA LINSEY (ENH L						
GRANTEE: KAMARYN J DEROSE (R						
1390/0368	7/28/2019	LE	U	I	14	100
GRANTOR: KATRINA LINSEY (ENH L						
GRANTEE: AURELIA LINDSEY SYK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S38 E1 UOP= S8 E22 N8 W22$ E23 N38$.

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	0297	SHED CONCR	0	0	13	28	364.00	UT	13.00	13.00	50	2011	2011	3	50	2,366	

LAND DESCRIPTION

TOTAL OB/XF 2,366

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-1	370.00	46.00	3,220.00	SF		1.00	1.00	0.85	0.50	0.43	1,368							
2	0100	C	SFR	0		*RSF-1	140.00	92.00	12,880.00	SF		1.00	1.00	0.85	0.50	0.43	5,474							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.37 Total Land Value: 6,842 Market: 0 Agricultural: 0 Common: 6,842 PRINTED 04/20/2026 BY SYS