NE DIV: LOT 7 BLOCK 10 HOSFORDS
336-344, 878-234, 878-983, 958-1

CLARK & HARRIS HOLDINGS INC
6852 COUNTRY LAKES CIR
SARASOTA, FL 34243

2026

00-00-00-10861-000

BUILDING CHARACTERISTICS

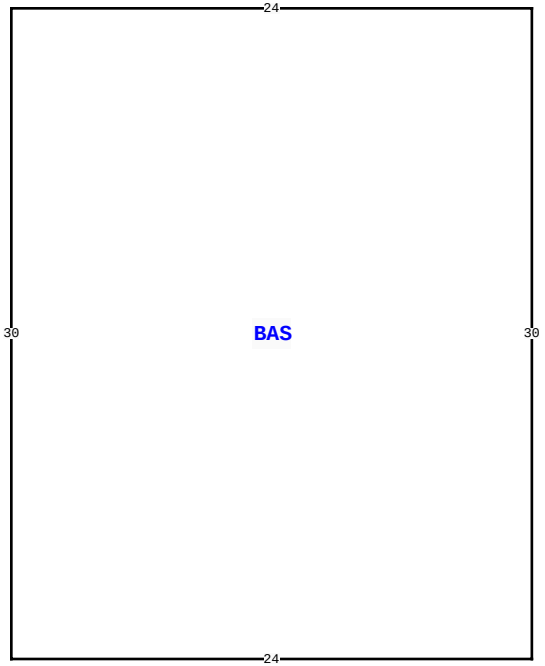
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	720	100		720	34,888
TOTALS	720			720	34,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	78.6573	88.10	63,432	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 720 HX Base Yr



604 NE COLORADO TER, 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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	34,888
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,610
TOTAL MARKET VALUE	36,498
SOH/AGL Deduction	0
ASSESSED VALUE	36,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	36,498
TOTAL JUST VALUE	36,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	36,498

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/326	8/27/2021	WD	U	I	11	100
GRANTOR: CLARK ROSHUNYA						
GRANTEE: CLARK & HARRIS HOLD						
1367/0150	8/03/2018	WD	Q	I	01	10,000
GRANTOR: NASHONDA OLIVER						
GRANTEE: ROSHUNYA CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S30 E24 N30$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	-346.00	70.00	3,220.00	SF		1.00	1.00	1.00	0.50	0.50	1,610							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.07 Total Land Value: 1,610 Market: 0 Agricultural: 0 Common: 1,610 PRINTED 07/03/2026 BY SYS