NE DIV: E1/2 OF LOT 2 BLK 13.

ORB 336-342, 878-232, 878-983, 9

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

2026

00-00-00-10880-000

BUILDING CHARACTERISTICS

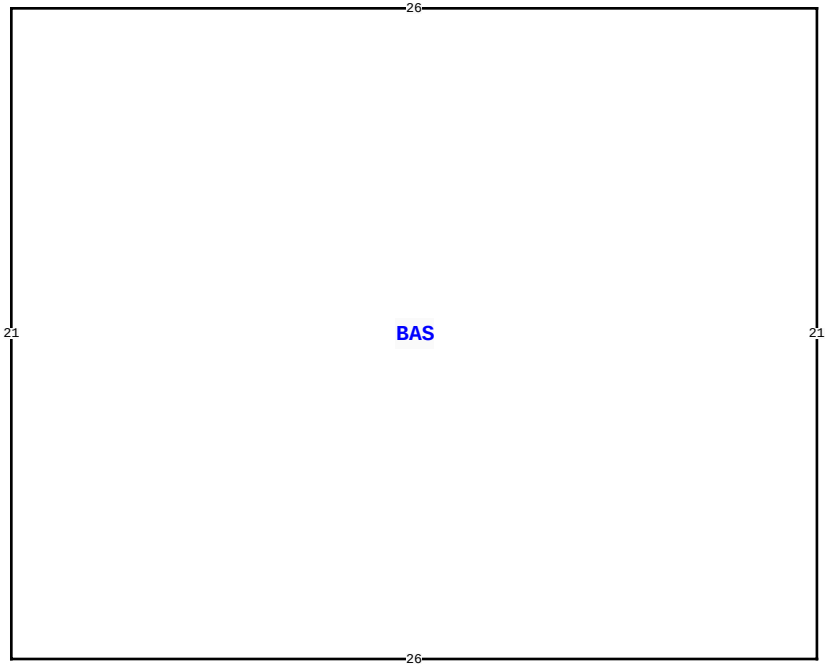
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	546	100		546	27,204
TOTALS	546			546	27,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	546	79.4682	90.59	49,462	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2022 Heated Area: 546 HX Base Yr



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

648 NE CONGRESS AVE, LAKE CITY

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	27,204
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,300
TOTAL MARKET VALUE	28,504
SOH/AGL Deduction	0
ASSESSED VALUE	28,504
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	28,504
TOTAL JUST VALUE	28,504
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	28,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/324	8/27/2021	WD	U	I	11	100
GRANTOR: CLARK ROHUNYA SHAVON						
GRANTEE: CLARK & HARRIS HOLD						
1363/2054	6/29/2018	WD	U	I	11	100
GRANTOR: CHARLES A WILLIAMS						
GRANTEE: ROSHUNYA SHAVON CLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S21 E26 N21$.

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

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	-351.00	51.00	2,601.00	SF		1.00	1.00	1.00	0.50	0.50	1,300							

REVIEW DATE 10/21/2015 BY DF Total Acres: 0.06 Total Land Value: 1,300 Market: 0 Agricultural: 0 Common: 1,300 PRINTED 04/23/2026 BY SYS