

NE DIV: COMM NW COR BLOCK 58, RU  
FOR POB, RUN E 210 FT, S 67 FT,  
67 FT TO POB. (BLOCK 58).

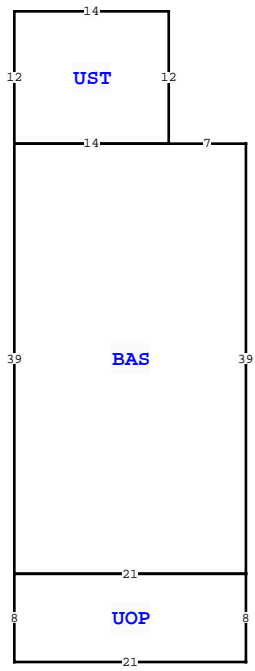
KT PROPERTY MASTERS LLC  
PO BOX  
SANDERSON, FL 32087

2026

00-00-00-11051-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	01	MINIMUM 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	
Architctual	05	CONV 100	
Units		0 100	
Condition Adj	01	01 100	
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
BAS	819	100	
UOP	168	20	
UST	168	45	
TOTALS	1,155		929
			26,365

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	929	45.2608	51.60	47,936	1940	1940	10	0	0	35.00	55.00		
1 SINGLE FAM 0% - 2026 Heated Area: 819 HX Base Yr														



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			26,365
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			6,934
TOTAL MARKET VALUE			33,299
SOH/AGL Deduction			0
ASSESSED VALUE			33,299
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			33,299
TOTAL JUST VALUE			33,299
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			32,834
PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2718	5/07/2025	WD	U	I	37	20,000
GRANTOR: HENDON EDNA W						
GRANTEE: KT PROPERTY MASTERS						
1329/0640	11/17/2016	WD	U	I	11	100
GRANTOR: OTIS HENDON SR						
GRANTEE: LEE M WILLIAMS, EDN						

EXTRA FEATURES																
L N	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
903 NE CATAWBA AVE, LAKE CITY																

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W7 UST= N12 W14 S12 E14\$ W14 S39 UOP= S8 E21N8 W21\$ E21 N39\$.

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-	367.00	230.00	15,410.00	SF		1.00	1.00	0.90	0.50	0.45	6,934							