NW DIV: N 100.5 FT OF E 100 FT B
NW DIV: N 100.5 FT OF N 200.5 FT
110 FT OF BLOCK 31.

DAVIS VELANA/POOLE JOANNA
682 NW FLORIDA AVE
LAKE CITY, FL 32055

2026

00-00-00-11288-000

BUILDING CHARACTERISTICS

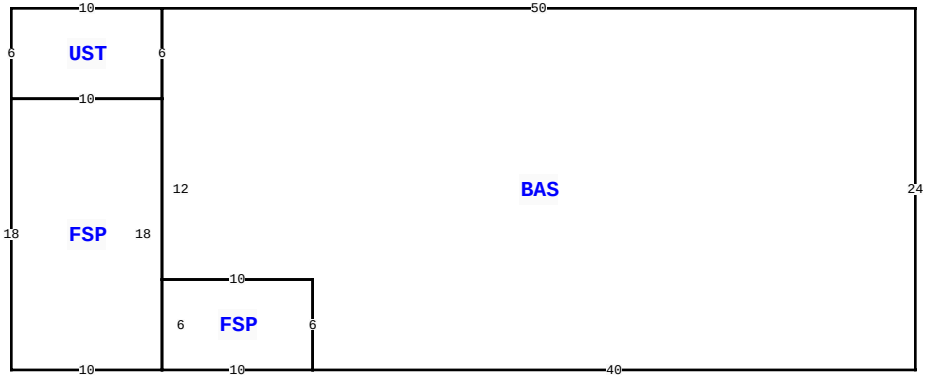
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	62,248
FSP	60	40		24	1,311
FSP	180	40		72	3,931
UST	60	45		27	1,475
TOTALS	1,440			1,263	68,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,263	88.6400	99.28	125,391	1964	1964	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1140 HX Base Yr



682 NW FLORIDA 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	200.00	200.00	100	2022	2021		100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	68,965
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	8,138
TOTAL MARKET VALUE	77,603
SOH/AGL Deduction	0
ASSESSED VALUE	77,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	77,603
TOTAL JUST VALUE	77,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,603

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/405	3/17/2026	WD	U	I	11	100
GRANTOR: ROSSIN CLARENCE H						
GRANTEE: POOLE JOANNA						
1455/2236	12/28/2021	CY	U	V	18	4,100
GRANTOR: COLUMBIA COUNTY, FLOR						
GRANTEE: DAVIS VELANA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 UST= W10 S6 E10 N6$S6 FSP= W10 S18 E10 N18$ S12 FSP= S6 E10 N6 W10$ E10 S6 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 500

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		00	0.00	0.00	10,501.00	SF		1.00	1.00	1.00	0.50	0.50	5,250							
2	0000	C	VAC RES	0		00	0.00	0.00	5,775.00	SF		1.00	1.00	1.00	0.50	0.50	2,888							

REVIEW DATE 04/26/2022 BY JB Total Acres: 0.37 Total Land Value: 8,138 Market: 0 Agricultural: 0 Common: 8,138 PRINTED 06/10/2026 BY SYS