NW DIV: BEG 40 FT N OF SE COR OF
60 FT, W 80 FT, S 60 FT, E 80 FT

LAKE CITY EARTH LLC
830-13 A1A N, BOX 125
PONTE VEDRA BEACH, FL 32082

2026

00-00-00-11329-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

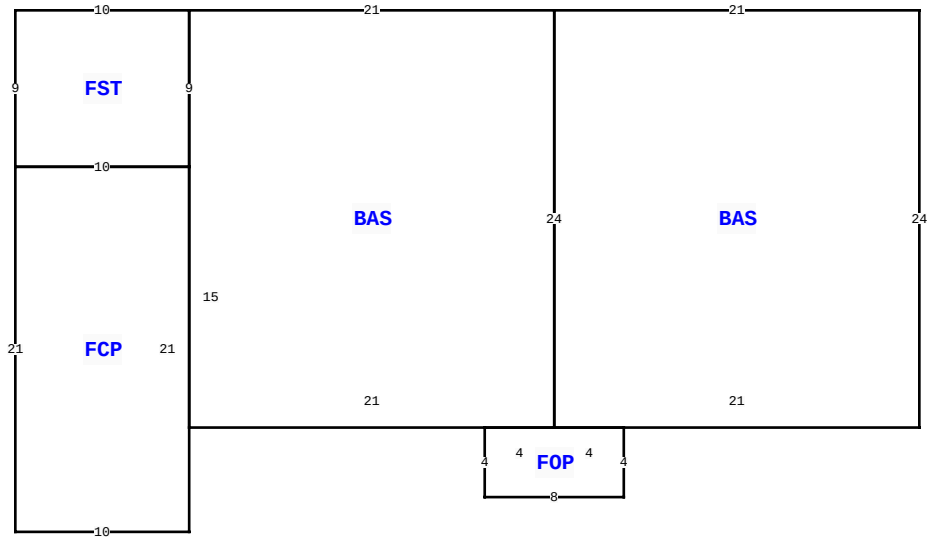
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100		504	21,104
BAS	504	100		504	21,104
FCP	210	25		52	2,177
FOP	32	30		10	419
FST	90	55		50	2,094
TOTALS	1,340			1,120	46,896

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	66.7845	76.13	85,266	1930	1930	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1008 HX Base Yr



704 NW ALMA AVE, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	46,896
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	2,400
TOTAL MARKET VALUE	49,296
SOH/AGL Deduction	0
ASSESSED VALUE	49,296
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	49,296
TOTAL JUST VALUE	49,296
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1566/986	4/21/2026	QC	U	I	11	100
GRANTOR: LIVE OAK EARTH LLC						
GRANTEE: LAKE CITY EARTH LLC						
1547/677	8/15/2025	WD	U	I	37	55,000
GRANTOR: PATE LINDA						
GRANTEE: LIVE OAK EARTH LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= W21 FST= W10 S9 E10 N9$ S9 FCP= W10 S21 E10 N21$ S15 E21 N24$ S24 FOP= W4 S4 E8 N4 W4$ E21 N24$.

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		00	0.00	0.00	4,800.00	SF		1.00	1.00	1.00	0.50	0.50	2,400							

REVIEW DATE 01/13/2026 BY TP Total Acres: 0.11 Total Land Value: 2,400 Market: 0 Agricultural: 0 Common: 2,400 PRINTED 05/13/2026 BY SYS