NW DIV:N1/2 OF NE1/4 BLOCK 49.

418-593, 655-91, PR 1256-1697, Q

FELIZ WILSON D SEGURA/RODRIGUEZ ZULEMA RIVERA
1337 WEST 31ST ST
JACKSONVILLE, FL 32209

2027

00-00-00-11369-001

BUILDING CHARACTERISTICS

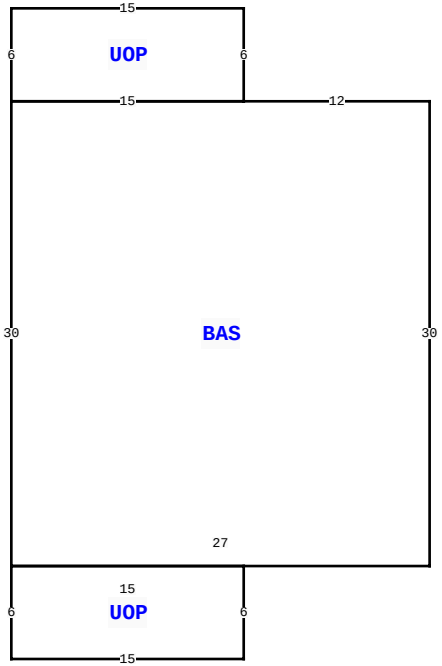
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	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	810	100		810	24,823
UOP	90	20		18	552
UOP	90	20		18	552
TOTALS	990			846	25,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	846	50.6574	55.72	47,139	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2024 Heated Area: 810 HX Base Yr



770 NW ALMA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	25,926
TOTAL MARKET OB/XF VALUE	5,100
TOTAL LAND VALUE - MARKET	2,131
TOTAL MARKET VALUE	33,157
SOH/AGL Deduction	0
ASSESSED VALUE	33,157
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	33,157
TOTAL JUST VALUE	33,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	33,632

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1563/1977	3/20/2026	WD	U	I	37	5,000
GRANTOR: AKINS LAVONNE AKA LAV						
GRANTEE: FELIZ WILSON D SEGU						
1551/1596	10/03/2025	QC	U	I	11	100
GRANTOR: WILLIAMS SHAWANA						
GRANTEE: AKINS LAVONNE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 UOP= N6 W15 S6 E15$W15 S30 UOP= S6 E15 N6 W15$ E27 N30$.

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	0104	GENERATOR	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 5,100

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			0.00	0.00	4,138.00	SF		1.00	1.00	1.03	0.50	0.52	2,131							

REVIEW DATE 07/29/2026 BY TP Total Acres: 0.09 Total Land Value: 2,131 Market: 0 Agricultural: 0 Common: 2,131 PRINTED 11/16/2026 BY SYS