NW DIV: LOT 6 BLOCK 51 THOMAS S/
FT DESC IN ORB 901-577.

LATHAM SAMUEL
448 SW TUNSIL ST
LAKE CITY, FL 32025

2026

00-00-00-11379-000

BUILDING CHARACTERISTICS

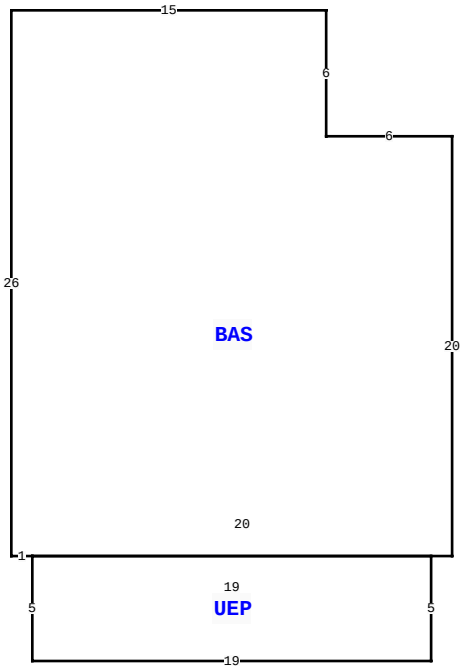
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	510	100		510	19,360
UEP	95	60		57	2,164
TOTALS	605			567	21,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	567	61.6284	69.02	39,134	1920	1920	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 510 HX Base Yr



457 NW JEFFERSON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	21,524
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	1,486
TOTAL MARKET VALUE	23,010
SOH/AGL Deduction	0
ASSESSED VALUE	23,010
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	23,010
TOTAL JUST VALUE	23,010
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	23,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1162/2355	11/20/2008	WD	Q	I	01	100
GRANTOR: FLORA ALEXANDER						
GRANTEE: SAMUEL LATHAM						
1137/1884	12/01/2007	QC	U	I	11	2,500
GRANTOR: ALEXANDER FLORA						
GRANTEE: LATHAM SAMUEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S26 E1 UEP= S5 E19 N5 W19$ E20 N20 W6 N6$.

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			0.00	0.00	2,973.00	SF		1.00	1.00	1.00	0.50	0.50	1,486							

REVIEW DATE 11/06/2015 BY DF Total Acres: 0.07 Total Land Value: 1,486 Market: 0 Agricultural: 0 Common: 1,486 PRINTED 06/10/2026 BY SYS