

NW DIV: BEG 145.9 FT S OF NW COR
58.61 FT W 105.05 FT, N 58.15 FT
BLOCK A.

LATHAM SAMUEL
448 SW TUNSIL ST
LAKE CITY, FL 32024

2026

00-00-00-11470-000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																	VALUATION BY Tax Group: 1 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 3,045 TOTAL MARKET VALUE 3,045 SOH/AGL Deduction 0 ASSESSED VALUE 3,045 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 3,045 TOTAL JUST VALUE 3,045 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 3,045										
DOR CODE 0000 VACANT																PERMIT NUM DESCRIPTION AMT ISSUED											
MAP NUM																											
NEIGHBORHOOD/LOC 820317.00 1.00/																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																						
																SALES DATA OFF RECORD Number DATE TYPE INST Q / U V / I RSN CD SALE PRICE 1505/1928 1/04/2024 QC U I 11 10,100 GRANTOR: TWENTYEIGHT FOURTEEN GRANTEE: LATHAM SAMUEL 1500/845 10/06/2023 QC U I 11 10,000 GRANTOR: WILSON SCHARA GRANTEE: TWENTYEIGHT FOURTEE											
TOTALS																											
EXTRA FEATURES						863 NW TEXAS AVE, LAKE CITY																					
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												
																	BUILDING NOTES BUILDING DIMENSIONS										
LAND DESCRIPTION																	TOTAL OB/XF 0										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV			
1	0000	C	VAC RES	0		*RSF	358.00	105.00	6,090.00	SF		1.00	1.00	1.00	0.50	0.50	3,045										
REVIEW DATE 10/25/2024 BY HC Total Acres: 0.14 Total Land Value: 3,045 Market: 0 Agricultural: 0 Common: 3,045 PRINTED 05/08/2026 BY SYS																											