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

2027

00-00-00-11470-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

863 NW TEXAS 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	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

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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						

BUILDING NOTES

BUILDING DIMENSIONS

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	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 11/17/2026 BY SYS