NW DIV: SE1/4 OF SE1/4 BLOCK K.
1069-2244, WD 1069-2243, WD 1377

WILSON VERLENE BYRD
904 NW TEXAS AVE
LAKE CITY, FL 32055

2027

00-00-00-11558-000

BUILDING CHARACTERISTICS

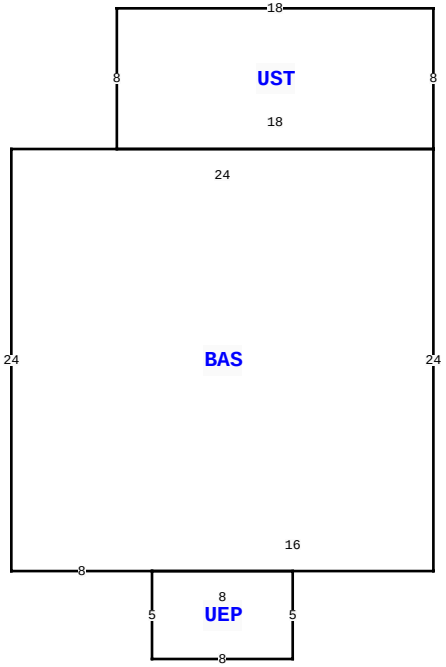
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	576	100		576	18,352
UEP	40	60		24	765
UST	144	45		65	2,071
TOTALS	760			665	21,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	665	52.6608	57.93	38,523	1925	1925	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 576 HX Base Yr



904 NW TEXAS AVE, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	21,188
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	6,050
TOTAL MARKET VALUE	27,238
SOH/AGL Deduction	0
ASSESSED VALUE	27,238
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	27,238
TOTAL JUST VALUE	27,238
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
321	ADDN SFR	50	09/09/2014
321	MAINT/ALTR	50	08/15/2013
321	ADDN SFR	50	05/23/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1568/2610	5/14/2026	LE	U	I	14	100
GRANTOR: WILSON VERLENE BYRD (						
GRANTEE: MYERS STEPHANIE NIC						
1568/2608	5/14/2026	QC	U	I	11	100
GRANTOR: WILSON VERLENE W						
GRANTEE: WILSON VERLENE BYRD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S24 E8 UEP= S5 E8 N5 W8$ E16 N24 UST= N8 W18 S8 E18$.

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		*RSE	100.00	120.00	12,100.00	SF		1.00	1.00	1.00	0.50	0.50	6,050							

REVIEW DATE 10/14/2015 BY DF Total Acres: 0.28 Total Land Value: 6,050 Market: 0 Agricultural: 0 Common: 6,050 PRINTED 11/16/2026 BY SYS