

N DIV: BEG 138 FT W OF NE COR,
 RUN W 60 FT, S TO S LINE, E TO
 SE COR, N 603 FT, W 138 FT, N

COMBS FREDERICK J/COMBS LESLIE Y
 3799 NW HUNTSBORO ST # 103
 LAKE CITY, FL 32055

2026

00-00-00-11818-000


| 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 4,038 TOTAL MARKET VALUE 4,038 SOH/AGL Deduction 0 ASSESSED VALUE 4,038 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,038 TOTAL JUST VALUE 4,038 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4,038 | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | PERMIT NUM DESCRIPTION AMT ISSUED | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | SALES DATA <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q U</th> <th>V I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1137/2686</td> <td>12/08/2007</td> <td>QC</td> <td>Q</td> <td>V</td> <td>01</td> <td>2,500</td> </tr> </tbody> </table> GRANTOR: HUGH WILSON GRANTEE: COMBS ' 0907/1450 7/27/2000 CD Q V 01 5,000 GRANTOR: HUGH WILSON GRANTEE: COMBS ' | | | | | | | | | | OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | 1137/2686 | 12/08/2007 | QC | Q | V | 01 | 2,500 |
| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 1137/2686 | 12/08/2007 | QC | Q | V | 01 | 2,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | <table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> | | | | | | | | | | BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | |
| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTALS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EXTRA FEATURES | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | 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 | 370.00 | 105.00 | 7,350.00 | SF | | 1.00 | 1.00 | 0.50 | 0.50 | 0.25 | 1,838 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2 | 9600 | C | WASTELAND | 0 | | *RSF | 140.00 | 105.00 | 14,700.00 | SF | | 1.00 | 1.00 | 0.25 | 0.10 | 0.03 | 368 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3 | 0000 | C | VAC RES | 0 | | *RSF | 200.00 | 470.00 | 73,294.00 | SF | | 1.00 | 1.00 | 0.05 | 0.50 | 0.03 | 1,832 | | | | | | | | | | | | | | | | | | | | | | | | | | |
| REVIEW DATE 10/16/2015 BY DF | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Acres: 2.19 | | | | | Total Land Value: 4,038 | | | | | Market: 0 | | | | | Agricultural: 0 | | | | | Common: 4,038 | | | | | PRINTED 06/23/2026 BY SYS | | | | | | | | | | | | | | | | | | |