N DIV: N 155 FT OF BLOCK 64.
322-444, 804-1048, CD 808-647, F

OSCAR OMAR SEGURA
446 NW ALACHUA AVE
LAKE CITY, FL 32055

2026

00-00-00-11961-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	MISC COMMERCIAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	830317.00	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

446 NW ALACHUA AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
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	3,230
TOTAL LAND VALUE - MARKET	18,600
TOTAL MARKET VALUE	21,830
SOH/AGL Deduction	0
ASSESSED VALUE	21,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	21,830
TOTAL JUST VALUE	21,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	21,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/546	7/28/2023	WD	Q	I	01	65,000
GRANTOR: RV-PLUS LLC						
GRANTEE: OSCAR OMAR SEGURA						
1335/2050	4/28/2017	WD	Q	V	01	30,000
GRANTOR: JAMES & BRYAN SMITHEY						
GRANTEE: RV-PLUS LLC						

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
1	0020	BARN,FR	0	0	20	36	1.00	UT	1,800.00	1,800.00	100	1996	1996	3	100	1,800	
2	0140	CLFENCE 6	0	0	0	0	440.00	UT	1.75	1.75	100	1996	1996	3	100	770	
3	0140	CLFENCE 6	0	0	0	0	4,400.00	UT	0.15	0.15	100	1996	1996	3	100	660	

LAND DESCRIPTION

TOTAL OB/XF 3,230

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	1001	C	MISC COMMERC	0		00	0.00	0.00	18,600.00	SF		1.00	1.00	1.00	1.00	1.00	18,600							

REVIEW DATE 09/25/2023 BY ME — Total Acres: 0.43 — Total Land Value: 18,600 — Market: 0 — Agricultural: 0 — Common: 18,600 — PRINTED 06/22/2026 BY SYS