W DIV: LOTS 16, 17 & 18 BLK 2 PI
510-95, 637-496, 656-653, 768-22

LYNCH JOHN SAMUEL JR/LYNCH AMBER LEIGH
718 NW MADISON ST
LAKE CITY, FL 32055

2027

00-00-00-12408-000

BUILDING CHARACTERISTICS

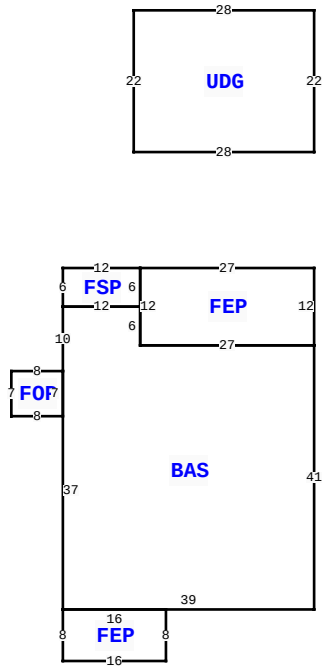
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		840317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,671	100		1,671	101,370
FEP	128	80		102	6,188
FEP	324	80		259	15,712
FOP	56	30		17	1,032
FSP	72	40		29	1,760
UDG	616	55		339	20,565
TOTALS	2,867			2,417	146,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,417	84.8425	93.33	225,579	1942	1942	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1671 HX Base Yr 2022



718 NW MADISON ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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
1	0060	CARPORT F	0	100	14	20	280.00	UT	10.00	10.00	50	1985	1985	3	50	1,400	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	50	1993	1993	3	50	450	
3	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		146,626
TOTAL MARKET OB/XF VALUE		2,150
TOTAL LAND VALUE - MARKET		18,056
TOTAL MARKET VALUE		166,832
SOH/AGL Deduction		20,746
ASSESSED VALUE		146,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		94,675
TOTAL JUST VALUE		166,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1458/2672	2/08/2022	WD	U	I	30	100
GRANTOR: LYNCH JOHN SAMUEL JR						
GRANTEE: LYNCH JOHN SAMUEL J						
1435/445	4/14/2021	WD	Q	I	01	145,000
GRANTOR: LEE SHAWN B						
GRANTEE: LYNCH JOHN SAMUEL J						

BUILDING NOTES

BUILDING DIMENSIONS

FEP= N12 W27 S12 E27$ BAS= W27 N6 FSP= N6 W12 S6 E12$ W12 S10
FOP= W8 S7 E8 N7$ S37FEP= S8 E16 N8 W16$ E39 N41$ PTR= N30
UDG= N22 W28 S22 E28$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	100		*RSF-1	150.00	107.00	16,050.00	SF		1.00	1.00	0.90	1.25	1.13	18,056							

REVIEW DATE 08/25/2016 BY DF Total Acres: 0.37 Total Land Value: 18,056 Market: 0 Agricultural: 0 Common: 18,056 PRINTED 11/16/2026 BY SYS