W DIV: LOTS 1, 2, 3 & 4 BLOCK 14
PARK S/D.

CANADAY TY
310 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

00-00-00-12599-000

BUILDING CHARACTERISTICS

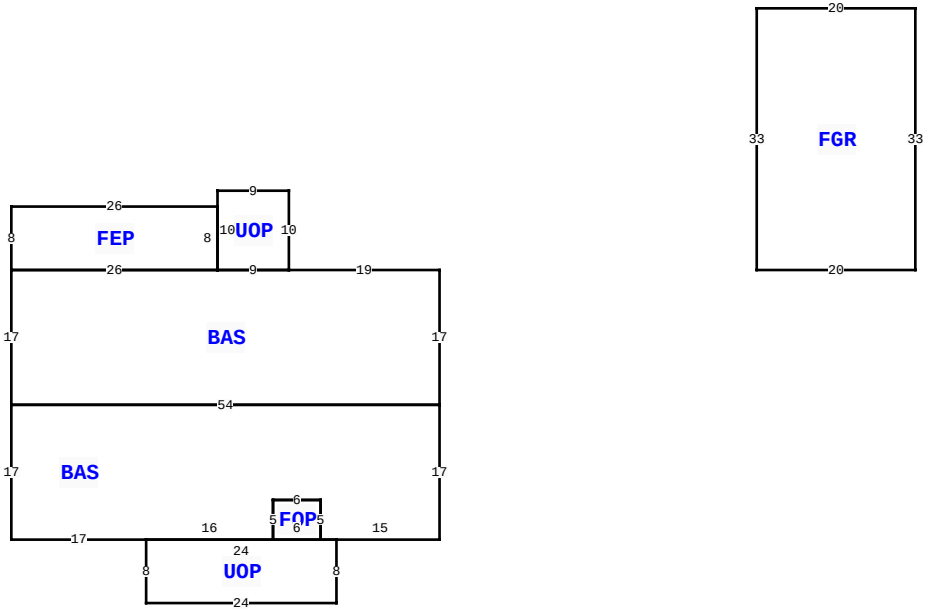
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
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	888	100		888	75,659
BAS	918	100		918	78,215
FEP	208	80		166	14,143
FGR	660	55		363	30,928
FOP	30	30		9	767
UOP	90	20		18	1,533
UOP	192	20		38	3,238
TOTALS	2,986			2,400	204,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,400	119.1645	131.08	314,592	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1806 HX Base Yr 2024



310 SW LAKEVIEW AVE, 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0060	CARPORT F	0	100	16	21	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2008	2008	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		204,485
TOTAL MARKET OB/XF VALUE		2,250
TOTAL LAND VALUE - MARKET		27,500
TOTAL MARKET VALUE		234,235
SOH/AGL Deduction		0
ASSESSED VALUE		234,235
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		177,824
TOTAL JUST VALUE		234,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,948

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/2099	3/25/2022	WD	Q	I	01	233,000
GRANTOR: THOMAS SADIE KAY						
GRANTEE: CANADAY TY						
1140/1186	12/31/2007	WD	Q	I		131,000
GRANTOR: EMILY PHILLIPS & LYND						
GRANTEE: SADIE KAY THOMAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 UOP= N10 W9 S10 E9$W9 FEP= N8 W26 S8 E26$ W26 S17
BAS= S17 E17 UOP= S8 E24 N8 W24$ E16 FOP= E6 N5 W6 S5$ N5 E6
S5 E15 N17W54$ E54 N17$ PTR=E40 FGR= E20 N33 W20 S33$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 2,250

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-2	200.00	125.00	25,000.00	SF		1.00	1.00	1.00	1.10	1.10	27,500							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.57 Total Land Value: 27,500 Market: 0 Agricultural: 0 Common: 27,500 PRINTED 11/17/2026 BY SYS