C DIV: COMM AT INTER OF S R/W
OF ORANGE ST AND E R/W OF
COLUMBIA ST, RUN S ALONG R/W

SCHLITZKUS LISA A
118 N MARION AVE
LAKE CITY, FL 32055

2026

00-00-00-12709-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		3 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

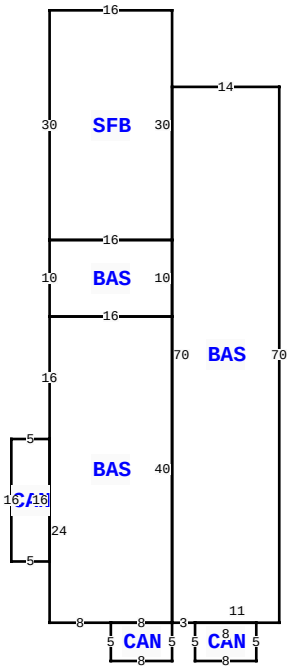
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	160	100		160	5,659
BAS	640	100		640	22,634
BAS	980	100		980	34,658
CAN	40	30		12	425
CAN	40	30		12	425
CAN	80	30		24	849
SFB	480	80		384	13,580
TOTALS	2,420			2,212	78,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,212	93.0720	70.73	156,455	1915	1990	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 2260 HX Base Yr



118 N MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	78,228
TOTAL MARKET OB/XF VALUE	2,288
TOTAL LAND VALUE - MARKET	47,819
TOTAL MARKET VALUE	128,335
SOH/AGL Deduction	0
ASSESSED VALUE	128,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,335
TOTAL JUST VALUE	128,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,277

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1197	REMODEL	75	02/05/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/2620	1/24/2012	WD	U	I	30	200,000
GRANTOR: WILMA E VANN REVOC LV						
GRANTEE: LISA A SCHLITIZKUS						
0948/2116	2/28/2002	WD	Q	I	01	100
GRANTOR: SAMUEL P SR & WILMA E						
GRANTEE: WILMA E VANN REVOC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E3 CAN= S5 E8 N5 W8$ E11 N70 W14 S70$ BAS= N40 BAS= N10 SFB= N30 W16 S30 E16$ W16 S10 E16$ W16 S16 CAN= W5 S16 E5 N16$ S24 E8 CAN= S5 E8 N5 W8$ E8$.

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	0	0	0	3,050.00	UT	1.00	1.00	75	0	0	3	75	2,288	

LAND DESCRIPTION

TOTAL OB/XF 2,288

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	1700	C	1STORY OFF	0		*C-CBD	0.00	0.00	5,465.00	SF		1.00	1.00	1.25	7.00	8.75	47,819							

REVIEW DATE 04/13/2016 BY ME Total Acres: 0.13 Total Land Value: 47,819 Market: 0 Agricultural: 0 Common: 47,819 PRINTED 05/08/2026 BY SYS