C DIV: LOTS 1 & 2 & N 10 FT OF L
ASHURST S/D.

TALMADGE WILLIAM R
1895 SW MAIN BLVD
LAKE CITY, FL 32025

2027

00-00-00-12816-000

BUILDING CHARACTERISTICS

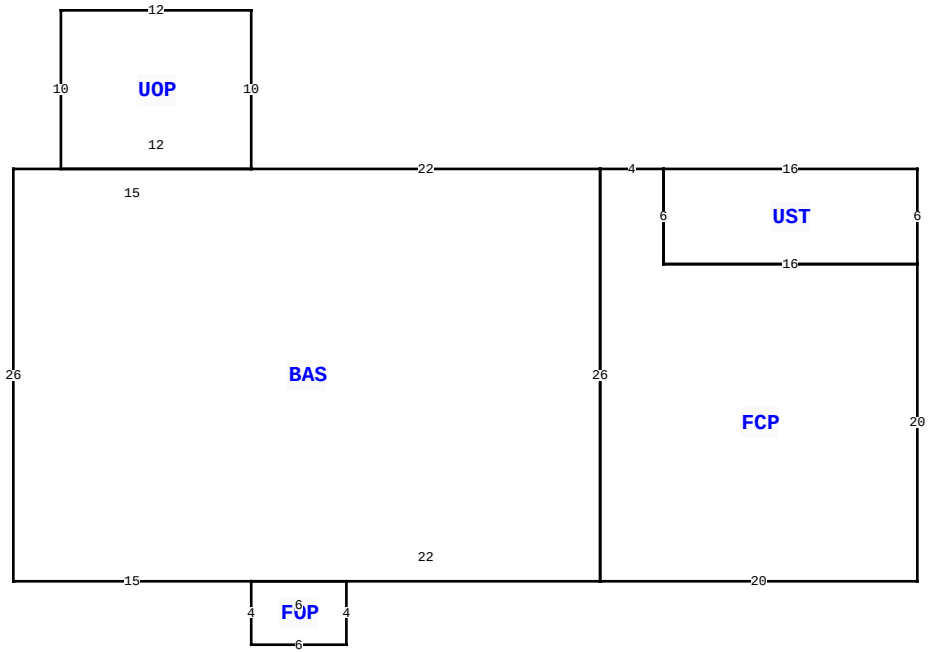
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	962	100		962	77,229
FCP	424	25		106	8,510
FOP	24	30		7	562
UOP	120	20		24	1,927
UST	96	45		43	3,452
TOTALS	1,626			1,142	91,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,142	97.3080	107.04	122,240	1940	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 962 HX Base Yr 2024



158 SW KNOX ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0080	DECKING	0	100	0	0	1.00	UT	800.00	800.00	50	1993	1993	3	50	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		91,680
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		12,058
TOTAL MARKET VALUE		105,488
SOH/AGL Deduction		0
ASSESSED VALUE		105,488
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		54,077
TOTAL JUST VALUE		105,488
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,149

SALE:1:1: PROPERTY SETTLEMENT AGREEMENT-DR 95-104

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/1743	10/11/2023	WD	Q	I	01	150,000
GRANTOR: WADE JULIE JOHNSON						
GRANTEE: TALMADGE WILLIAM R						
14269/2336	12/21/2020	WD	Q	I	01	95,000
GRANTOR: SPIVEY GLORIA G						
GRANTEE: WADE JULIE JOHNSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 UOP= N10 W12 S10 E12$ W15 S26 E15 FOP= S4 E6 N4 W6$ E22 FCP= E20 N20 UST= N6 W16 S6 E16$ W16 N6 W4S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,750

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		*RO	52.00	105.00	5,512.00	SF		1.00	1.00	1.25	1.75	2.19	12,058							

REVIEW DATE 10/25/2023 BY TP Total Acres: 0.13 Total Land Value: 12,058 Market: 0 Agricultural: 0 Common: 12,058 PRINTED 11/16/2026 BY SYS