E DIV: LOTS 8 & 9 BLOCK 2 THOMAS
390-403, 393-416, 436-221, 664-3

RIVERA ADRIAN/RIVERA BRIANNA
1051 NE LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-12875-000

BUILDING CHARACTERISTICS

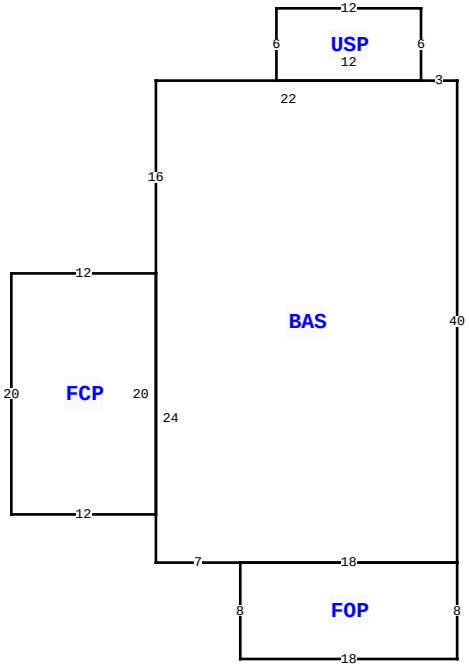
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,000	100		1,000	91,410
FCP	240	25		60	5,485
FOP	144	30		43	3,930
USP	72	35		25	2,285
TOTALS	1,456			1,128	103,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,128	120.8700	132.96	149,979	1935	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2021 Heated Area: 1000 HX Base Yr



1051 NE LAKE DR, 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	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	103,111
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	8,580
TOTAL MARKET VALUE	111,891
SOH/AGL Deduction	0
ASSESSED VALUE	111,891
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	111,891
TOTAL JUST VALUE	111,891
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,759

SALE:6:1: LOTS 8 & 9 THOMAS PARK
SALE:5:1: CERT OF TITLE
SALE:4:1: LOTS 8 & 9 BLK 2 THOMAS PARK
SALE:2:1: LOTS 8 & 9 BLK 2 THOMAS PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1413/2363	6/15/2020	WD	Q	I	01	95,900
GRANTOR: POWELL MANAGEMENT INC						
GRANTEE: ADRIAN & BRIANNA RI						
1397/2121	10/28/2019	WD	U	I	12	29,000
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: POWELL MANAGEMENT I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 USP= N6 W12 S6 E12$ W22 S16 FCP= W12 S20 E12 N20$S24 E7 FOP= S8 E18 N8 W18$ E18 N40$.

LAND DESCRIPTION

TOTAL OB/XF 200

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	0		*RSF-3	110.00	104.00	11,440.00	SF		1.00	1.00	1.00	0.75	0.75	8,580							

REVIEW DATE 11/17/2016 BY DF Total Acres: 0.26 Total Land Value: 8,580 Market: 0 Agricultural: 0 Common: 8,580 PRINTED 11/17/2026 BY SYS