E DIV: LOTS 1 & 2 BLOCK 3 THOMAS
308-273, 800-1504, 872-2237, 893

TKACHEV PETER/TKACHEV IRINA
295 NW COMMONS LOOP, STE 115-163
LAKE CITY, FL 32055

2027

00-00-00-12878-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

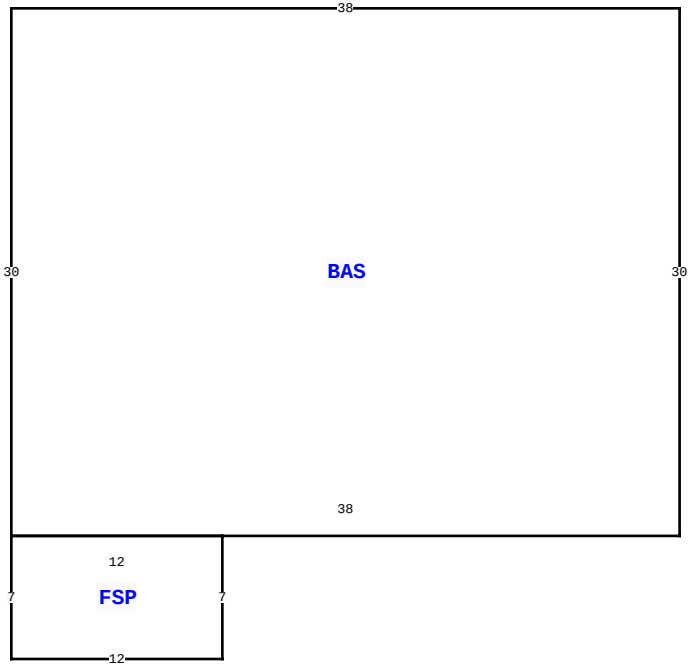
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100		1,140	18,728
FSP	84	40		34	558
TOTALS	1,224			1,174	19,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,174	37.3320	41.07	48,216	1940	1940	10	0	15	35.00	40.00

1 SINGLE FAM 0% - 2026 Heated Area: 1140 HX Base Yr



929 NE MAPLE LN, 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	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	19,286
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	9,360
TOTAL MARKET VALUE	29,146
SOH/AGL Deduction	0
ASSESSED VALUE	29,146
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,146
TOTAL JUST VALUE	29,146
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,494

BLDG:1:1: NW1/4 33-3S-17

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32	ADDN SFR	50	03/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/1205	10/23/2026	QC	U	I	11	100
GRANTOR: 303 KACHEV ESTATES LL						
GRANTEE: TKACHEV PETER						
1574/557	7/31/2026	WD	Q	I	01	35,000
GRANTOR: BENEFIELD JOSEPH ANDR						
GRANTEE: 303 KACHEV ESTATES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 S30 FSP= S7 E12 N7 W12$ E38 N30$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	120.00	104.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							

REVIEW DATE 12/05/2024 BY ME Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 11/17/2026 BY SYS