E DIV: LOT 8 BLOCK 11 THOMAS PAR
435-518, 501-562, 790-2340, 982-

FLUCAS JUANITA
890 NE LAKE DR
LAKE CITY, FL 32055

2026

00-00-00-12913-000

COLUMBIA COUNTY PROPERTY

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	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

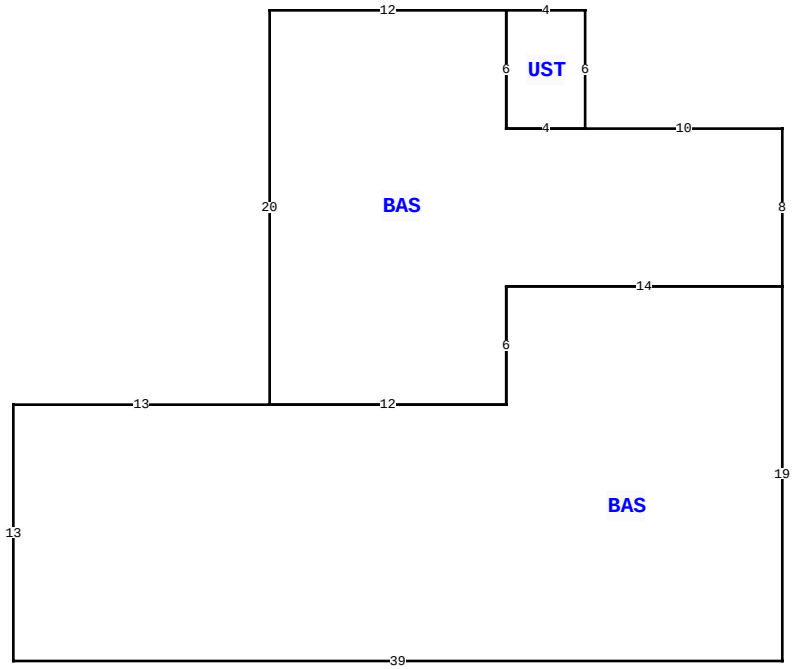
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	860317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	33,921
BAS	591	100		591	56,953
UST	24	45		11	1,060
TOTALS	967			954	91,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	954	122.9600	140.17	133,722	1935	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2025 Heated Area: 943 HX Base Yr



890 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	91,934
TOTAL MARKET OB/XF VALUE	1,600
TOTAL LAND VALUE - MARKET	5,250
TOTAL MARKET VALUE	98,784
SOH/AGL Deduction	0
ASSESSED VALUE	98,784
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,784
TOTAL JUST VALUE	98,784
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,820

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1517/2747	6/25/2024	WD	U	I	41	154,500
GRANTOR: RIOS JOSE R						
GRANTEE: FLUCAS JUANITA						
1502/2438	11/09/2023	WD	Q	I	01	62,000
GRANTOR: ALMESIGA YUNIER						
GRANTEE: RIOS JOSE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S13 E39 N19 BAS= N8W10 UST= N6 W4 S6 E4$ W4 N6 W12 S20 E12 N6 E14$ W14 S6 W12$.

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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,600

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	-370.00	100.00	7,000.00	SF		1.00	1.00	1.00	0.75	0.75	5,250							

REVIEW DATE 09/12/2024 BY TP Total Acres: 0.16 Total Land Value: 5,250 Market: 0 Agricultural: 0 Common: 5,250 PRINTED 05/08/2026 BY SYS