E DIV: LOT 2 OPALS ADDITION.

675-354, 713-463,

THORBS LARITA M
1016 SE MONROE ST
LAKE CITY, FL 32055

2026

00-00-00-12941-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

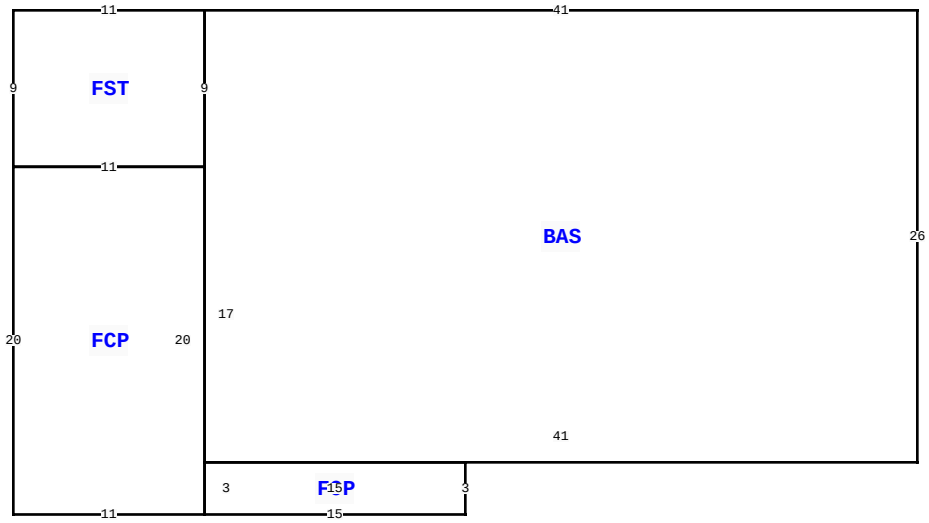
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	1,066	100		1,066	84,596
FCP	220	25		55	4,365
FOP	45	30		14	1,111
FST	99	55		54	4,285
TOTALS	1,430			1,189	94,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,189	107.1000	122.09	145,165	1978	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1066 HX Base Yr



1016 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		94,357
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		7,674
TOTAL MARKET VALUE		102,531
SOH/AGL Deduction		45,667
ASSESSED VALUE		56,864
TOTAL EXEMPTION VALUE	HX HB	31,864
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		102,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,878

SALE:2:1: LOT 2 OPALS ADDITION

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0713/0463	3/07/1990	QC	Q	I		33,900
GRANTOR: FARMERS HOME						
GRANTEE: LARITA THORBS						
0675/0354	12/13/1988	MD	U	I		34,000
GRANTOR: UNDERWOOD						
GRANTEE: FARMERS HOME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FST= W11 S9 E11 N9$S9 FCP= W11 S20 E11 N20$ S17 FOP= S3 E15 N3 W15$ E41 N26$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

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	100		*RSF	-370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.19 Total Land Value: 7,674 Market: 0 Agricultural: 0 Common: 7,674 PRINTED 05/08/2026 BY SYS