E DIV: LOT 12 OPALS ADDITION.
430-676, 677-698, 680-543, 789-7

GILLIAM CHRISTINE L
1033 S E BROCK GLEN
LAKE CITY, FL 32025

2026

00-00-00-12951-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

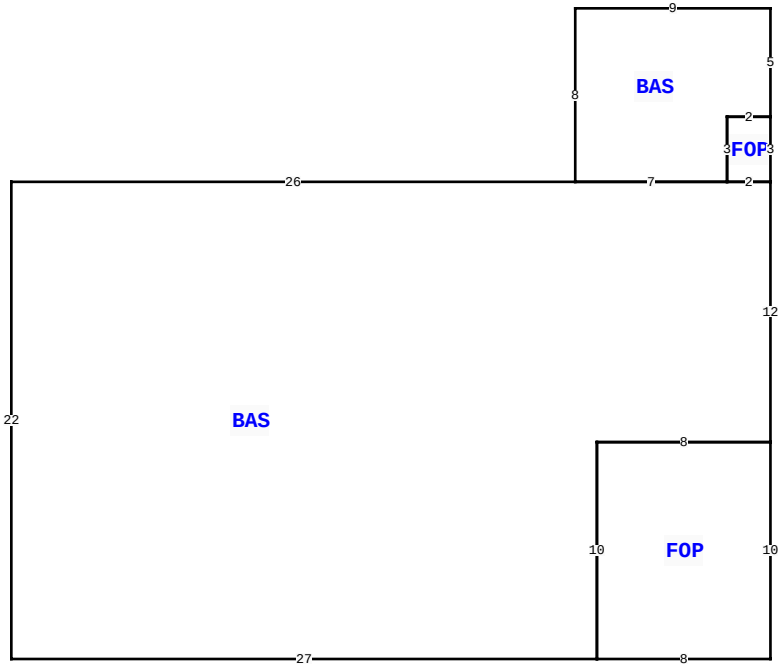
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	66	100		66	3,998
BAS	690	100		690	41,800
FOP	6	30		2	121
FOP	80	30		24	1,454
TOTALS	842			782	47,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	782	83.2100	93.20	72,882	1952	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 756 HX Base Yr



1033 SE BROCK GLN, 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		47,373
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		7,674
TOTAL MARKET VALUE		55,047
SOH/AGL Deduction		23,075
ASSESSED VALUE		31,972
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		6,972
TOTAL JUST VALUE		55,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		55,047

SALE:3:1: LOT 12 OPALS ADDITION.

SALE:2:1: LOT 12 OPALS S/D

SALE:1:1: LOT 12 OPAL'S ADD - REPLACING UNREC AGRE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1133/0070	10/09/2007	QC	Q	I	01	100
GRANTOR: DAVID D GILLIAM						
GRANTEE: CHRISTINE L GILLIAM						
0789/0796	4/01/1994	WD	U	I	12	15,800
GRANTOR: RODNEY HELMS						
GRANTEE: CHRISTINE L GILLIAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S22 E27 FOP= E8 N10W8 S10$ N10 E8 N12 FOP= N3 W2S3 E2$ W2 BAS= N3 E2 N5 W9 S8E7$ W7$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/26/2026 BY SYS