E DIV: LOT 4 GIEBEIGS ADDITION N
COMM AT NE COR OF SW1/4 OF NW1/4
RUN S 709.5 FT TO N LINE OF MONR

DAVID BERNSTEIN ENTERPRISES LLC
992 SE MONROE ST
LAKE CITY, FL 32025

2027

00-00-00-12979-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	02	WINDOW 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

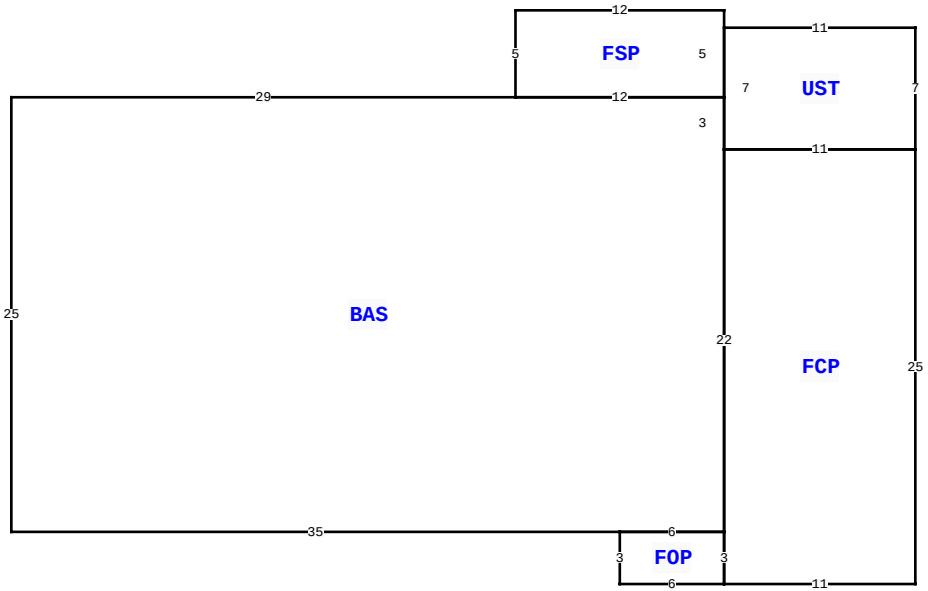
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	78,638
FCP	275	25		69	5,294
FOP	18	30		5	384
FSP	60	40		24	1,841
UST	77	45		35	2,685
TOTALS	1,455			1,158	88,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,158	107.3040	118.03	136,679	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1025 HX Base Yr



973 SE MONROE ST, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/27/2022 MLU
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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	1,500.00	1,500.00	50	2004	2004	3	50	750	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	88,841
TOTAL MARKET OB/XF VALUE	1,450
TOTAL LAND VALUE - MARKET	7,541
TOTAL MARKET VALUE	97,832
SOH/AGL Deduction	2,868
ASSESSED VALUE	94,964
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,964
TOTAL JUST VALUE	97,832
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1559/1722	1/30/2026	WD	Q	I	01	120,000
GRANTOR: RODRIGUEZ ERIC						
GRANTEE: DAVID BERNSTEIN ENT						
1354/0756	2/19/2018	WD	Q	I	01	39,000
GRANTOR: RICKY & KATHY BROWN						
GRANTEE: ERIC RODRIGUEZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S25 E35 FOP= S3 E6 N3 W6$ E6 FCP= S3 E11 N25 W11S22$ N22 UST= E11 N7 W11 S7$ N3 FSP= N5 W12 S5 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 1,450

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	-388.00	82.00	7,216.00	SF		1.00	1.00	1.10	0.95	1.05	7,541							

REVIEW DATE 04/29/2026 BY TP Total Acres: 0.17 Total Land Value: 7,541 Market: 0 Agricultural: 0 Common: 7,541 PRINTED 11/17/2026 BY SYS