E DIV LOT 2 GOSS ADDITION BLOCK
366-661, 754-1167, 755-217, 815-

KELSEY AVERY
142 NE ARCADIA CT
LAKE CITY, FL 32055

2027

00-00-00-13052-000

BUILDING CHARACTERISTICS

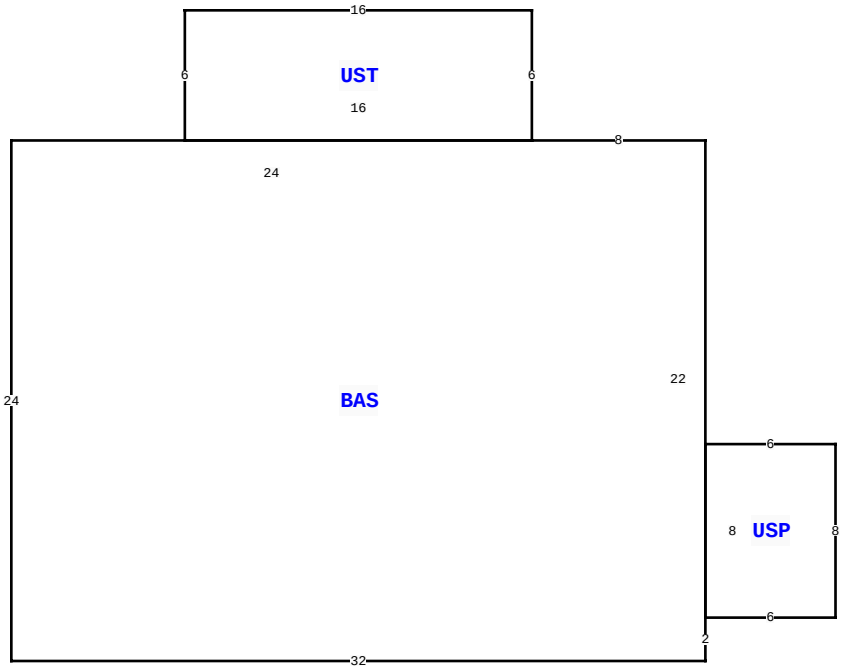
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
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	768	100		768	49,765
USP	48	35		17	1,102
UST	96	45		43	2,787
TOTALS	912			828	53,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	828	90.6300	99.69	82,543	1930	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 768 HX Base Yr



824 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	04/27/2022 MLU
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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	53,653
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	7,125
TOTAL MARKET VALUE	62,128
SOH/AGL Deduction	0
ASSESSED VALUE	62,128
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	62,128
TOTAL JUST VALUE	62,128
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
278	MAINT/ALTR	50	06/19/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/369	5/27/2025	WD	Q	I	01	70,000
GRANTOR: BOLIN WANDA G						
GRANTEE: KELSEY AVERY						
1414/0129	6/12/2020	LE	U	I	14	100
GRANTOR: THOMAS L MORAN JR (EN						
GRANTEE: WANDA G BOLIN (RMDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 UST= N6 W16 S6 E16$ W24 S24 E32 N2 USP= E6 N8 W6 S8$N22$.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	-375.00	100.00	7,500.00	SF		1.00	1.00	1.00	0.95	0.95	7,125							

REVIEW DATE 07/14/2025 BY TP Total Acres: 0.17 Total Land Value: 7,125 Market: 0 Agricultural: 0 Common: 7,125 PRINTED 11/17/2026 BY SYS