E DIV: LOT 54 LAKE VIEW S/D.
529-350. UNREC DC, 821-2393, 835

254 SERIES LAKE DESOTO LAND TRUST
623 LAKE DR NE
LAKE CITY, FL 32055

**2026**

**00-00-00-13182-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

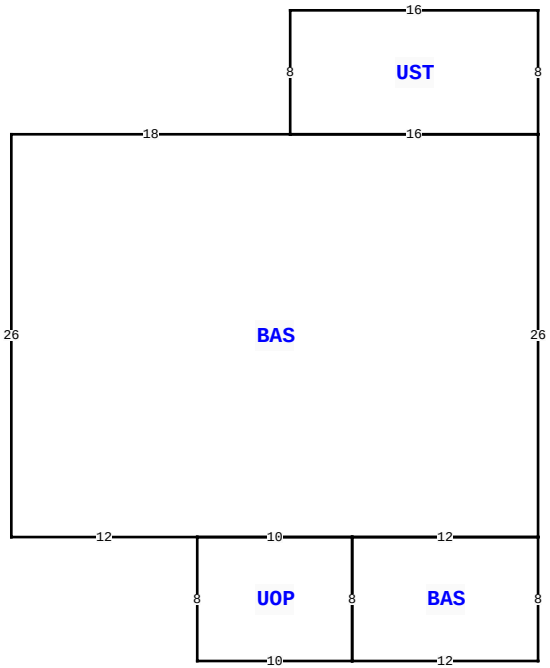
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 32317.130 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 96 | 100 | | 96 | 4,645 |
| BAS | 884 | 100 | | 884 | 42,773 |
| UOP | 80 | 20 | | 16 | 774 |
| UST | 128 | 45 | | 58 | 2,807 |
| TOTALS | 1,188 | | | 1,054 | 50,999 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,054 | 65.2960 | 74.44 | 78,460 | 1943 | 1943 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 980 HX Base Yr




623 NE LAKE DR, 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 | 50,999 |
| TOTAL MARKET OB/XF VALUE | 50 |
| TOTAL LAND VALUE - MARKET | 5,700 |
| TOTAL MARKET VALUE | 56,749 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 56,749 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 56,749 |
| TOTAL JUST VALUE | 56,749 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 55,851 |

SALE:2:1: RESOLD 2/97.96 SALE NOT IN LINE WITH MAR

SALE:1:1: LOT 54 LAKE VIEW S/D

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1440/1326 | 6/16/2021 | WD | Q | I | 01 | 40,000 |
| GRANTOR: KIMLER PATRICIA | | | | | | |
| GRANTEE: 254 SERIES LAKE DES | | | | | | |
| 1092/0248 | 8/04/2006 | WD | Q | I | | 69,000 |
| GRANTOR: BRIAN & KARENA CREWS | | | | | | |
| GRANTEE: PATRICIA KIMLER | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W18 S26 E12 UOP= S8 E10 N8 W10$ E10 BAS= S8E12 N8 W12$ E12 N26 UST= N8 W16 S8 E16$ W16$.

## 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 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |

## LAND DESCRIPTION

TOTAL OB/XF 50

| 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 | -350.00 | 120.00 | 6,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 5,700 | | | | | | | |

REVIEW DATE 02/08/2022 BY CP Total Acres: 0.14 Total Land Value: 5,700 Market: 0 Agricultural: 0 Common: 5,700 PRINTED 05/08/2026 BY SYS