E DIV: LOTS 61 & 62 LAKE VIEW S/
LE 810-2351, 869-2188, PB 1319-1

NEJAL ETHAN/SMITH MALLORY
656 NE LAKE DR
LAKE CITY, FL 32055

2027

00-00-00-13188-000

BUILDING CHARACTERISTICS

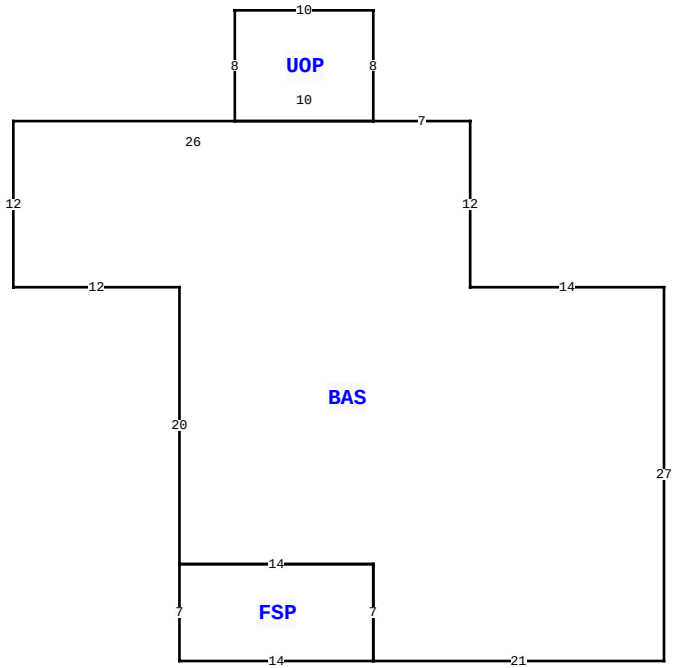
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	03	PLASTER 50
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100		1,243	83,098
FSP	98	40		39	2,607
UOP	80	20		16	1,070
TOTALS	1,421			1,298	86,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,298	93.4960	102.85	133,499	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1243 HX Base Yr



656 NE LAKE DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	86,774
TOTAL MARKET OB/XF VALUE	200
TOTAL LAND VALUE - MARKET	12,188
TOTAL MARKET VALUE	99,162
SOH/AGL Deduction	0
ASSESSED VALUE	99,162
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,162
TOTAL JUST VALUE	99,162
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1577/1714	9/10/2026	WD	Q	I	01	149,900
GRANTOR: B SIMPLE INVESTMENT P						
GRANTEE: NEJAL ETHAN						
1551/107	9/05/2025	WD	U	I	37	75,000
GRANTOR: PARKER MYIESHA						
GRANTEE: B SIMPLE INVESTMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N12 W7 UOP= N8 W10S8 E10$ W26 S12 E12 S20 FSP= S7 E14 N7 W14$ E14 S7 E21 N27$.

LAND DESCRIPTION

TOTAL OB/XF 200

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		*CI	100.00	130.00	13,000.00	SF		1.00	1.00	0.75	1.25	0.94	12,188							

REVIEW DATE 01/30/2026 BY TP Total Acres: 0.30 Total Land Value: 12,188 Market: 0 Agricultural: 0 Common: 12,188 PRINTED 11/16/2026 BY SYS