

E DIV: BEG NE COR OF BLOCK 262,
S 87.12 FT, E 109.35 FT TO E LIN
RUN N 86.93 FT TO POB.

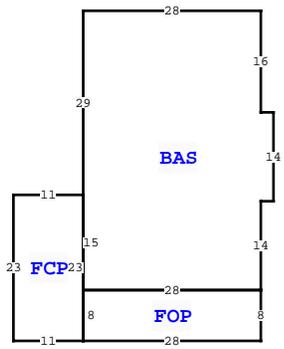
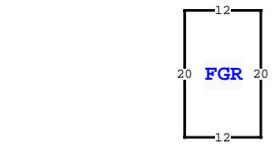
ELMAN ALEXANDER/ELMAN IRINA
156 SE CHURCH AVE
LAKE CITY, FL 32025

2026

00-00-00-13254-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	04	SINGLE SID	100
Roof Structur	08	IRREGULAR	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	12	HARDWOOD	90
Interior Floo	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		1.5	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	860317.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,260	100	
FCP	253	25	
FGR	240	55	
FOP	224	30	
TOTALS	1,977		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,522	109.6500	125.00	190,250	1920	1990	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1260 HX Base Yr													



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			123,662
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			11,250
TOTAL MARKET VALUE			136,412
SOH/AGL Deduction			0
ASSESSED VALUE			136,412
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			136,412
TOTAL JUST VALUE			136,412
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			130,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1445/1135	8/19/2021	WD	Q	I	01	105,000
GRANTOR: CANNADY BRIAN						
GRANTEE: ELMAN ALEXANDER						
1109/1565	1/29/2007	WD	Q	I		95,000
GRANTOR: VICTOR & SUSAN WILSON						
GRANTEE: BRIAN CANNADY						

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
1	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS= W28 S29 FCP= W11 S23 E11 N23 S15 FOP= S8 E28 N8 W28 S E28 N14 E2 N14 W2 N16 PTR=N30 FGR= N20 W12 S20 E12 S30 S.			

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	1.50	11,250							