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

# 2027

00-00-00-13254-000

## BUILDING CHARACTERISTICS

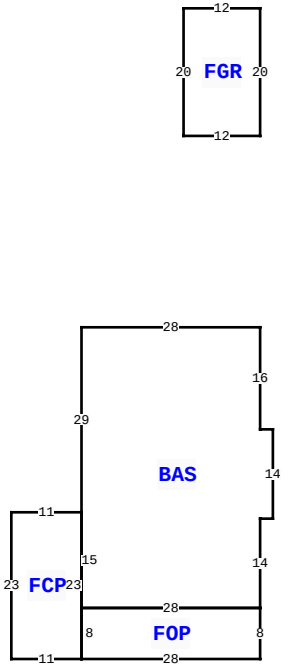
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 90 |
| Interior Floo | 15 | HARDTILE 10 |
| Air Condition | 03 | CENTRAL 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 | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,260 | 100 | | 1,260 | 98,788 |
| FCP | 253 | 25 | | 63 | 4,939 |
| FGR | 240 | 55 | | 132 | 10,349 |
| FOP | 224 | 30 | | 67 | 5,253 |
| TOTALS | 1,977 | | | 1,522 | 119,330 |

## 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 | 120.62 | 183,584 | 1920 | 1990 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2022 Heated Area: 1260 HX Base Yr




156 SE CHURCH AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 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 | 0190 | FPLC PF | 0 | 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 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 300 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 119,330 |
| TOTAL MARKET OB/XF VALUE | 1,500 |
| TOTAL LAND VALUE - MARKET | 11,250 |
| TOTAL MARKET VALUE | 132,080 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 132,080 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 132,080 |
| TOTAL JUST VALUE | 132,080 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 134,246 |

| 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 | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

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

## LAND DESCRIPTION

TOTAL OB/XF 1,500

| 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 | 1.50 | 1.50 | 11,250 | | | | | | | |

REVIEW DATE 11/19/2021 BY CP Total Acres: 0.17 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/17/2026 BY SYS