E DIV: COMM NW COR OF BLOCK 278,
S R/W MONROE ST 210.60 FT FOR PO
FT, E 70 FT, N 169.28 FT, W 67.4

WARREN TRACEE M
328 SE MONROE ST
LAKE CITY, FL 32025

2026

00-00-00-13307-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

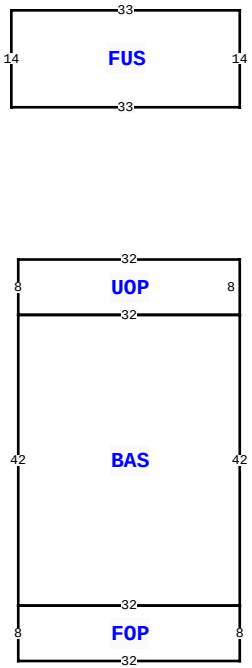
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
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	1,344	100		1,344	65,590
FOP	256	30		77	3,758
FUS	462	100		462	22,547
UOP	256	20		51	2,489
TOTALS	2,318			1,934	94,383

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,934	65.8613	75.08	145,205	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1806 HX Base Yr 2006



328 SE MONROE ST, 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		94,383
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		11,063
TOTAL MARKET VALUE		105,546
SOH/AGL Deduction		46,298
ASSESSED VALUE		59,248
TOTAL EXEMPTION VALUE	HX HB	34,248
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		105,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		103,887

SALE:1:1: $.60 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1056/1981	8/29/2005	WD	Q	I		65,800
GRANTOR: MILSTRO MANAGEMENT IN						
GRANTEE: TRACEE M WARREN						
0982/0571	5/01/2003	WD	Q	I		44,000
GRANTOR: CHERYL MORGAN						
GRANTEE: MILSTO MGMT INC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N8 W32 S8 E32$ BAS= W32S42 FOP= S8 E32 N8 W32$ E32 N42$
PTR=N30 FUS= N14 W33 S14E33$ S30$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	100		*RSF	-368.00	100.00	11,645.00	SF		1.00	1.00	1.00	0.95	0.95	11,063							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.27 Total Land Value: 11,063 Market: 0 Agricultural: 0 Common: 11,063 PRINTED 05/08/2026 BY SYS