E DIV: W1/2 BLOCK 295 N OF NASSA

316-619, DEED TO TRUST 848-1735,

ROBERTS NELLIE H INTER VIVOS REVOC TRUST
652 E DUVAL STREET
LAKE CITY, FL 32055-3485

2026

00-00-00-13334-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

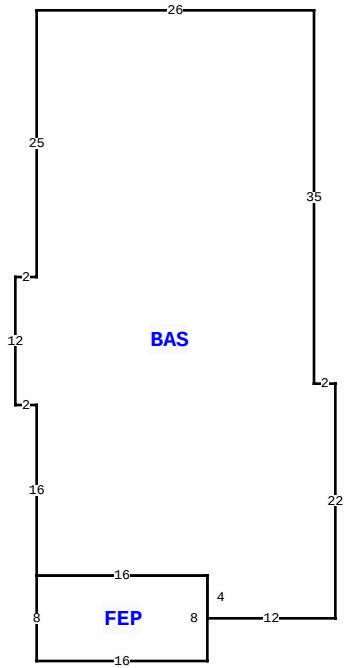
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	03	03
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	1,486	100		1,486	71,180
FEP	128	80		102	4,886
TOTALS	1,614			1,588	76,065

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,588	85.5360	95.80	152,130	1938	1938	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 0 Heated Area: 1486 HX Base Yr



652 E DUVAL ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	76,065
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	53,625
TOTAL MARKET VALUE	131,790
SOH/AGL Deduction	0
ASSESSED VALUE	131,790
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	131,790
TOTAL JUST VALUE	131,790
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,915

SPOKE TO OWNER BY PHONE ABOUT VALUE. ADJ VALUE FOR

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S25 W2 S12 E2 S16 FEP= S8 E16 N8 W16$ E16 S4 E12 N22 W2 N35$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0070	CARPORT UF	0	0	16	26	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	0		*CG	100.00	195.00	19,500.00	SF		1.00	1.00	1.00	2.75	2.75	53,625							

REVIEW DATE 03/26/2021 BY JS Total Acres: 0.45 Total Land Value: 53,625 Market: 0 Agricultural: 0 Common: 53,625 PRINTED 06/08/2026 BY SYS