E DIV: LOT 6 BLOCK 298 VILLA HEI
835-1256, WD 1036-1170, WD 1180-

FARRES DIANA MARY
751 SE MONROE ST
LAKE CITY, FL 32025

2027

00-00-00-13388-000

BUILDING CHARACTERISTICS

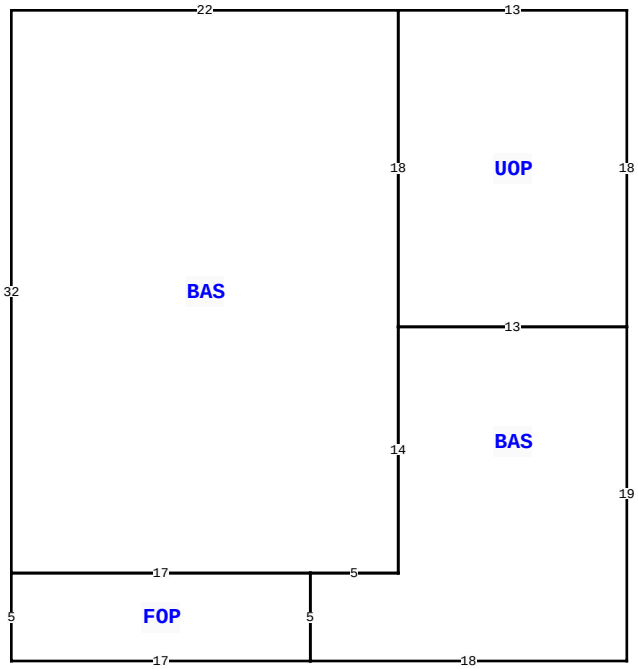
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.210	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	272	100		272	18,218
BAS	704	100		704	47,151
FOP	85	30		26	1,741
UOP	234	20		47	3,148
TOTALS	1,295			1,049	70,258

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,049	93.6749	103.04	108,089	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 976 HX Base Yr



751 SE MONROE ST, 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	70,258
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	9,579
TOTAL MARKET VALUE	79,887
SOH/AGL Deduction	0
ASSESSED VALUE	79,887
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,887
TOTAL JUST VALUE	79,887
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	81,169

SALE:1:1: ADDING WIFES NAME TO DEED

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/750	1/23/2023	WD	U	I	37	95,000
GRANTOR: DAVIS JAY						
GRANTEE: FARRES DIANA MARY						
1180/2060	9/14/2009	WD	U	I	37	30,000
GRANTOR: EVERETTE A & KATHY PH						
GRANTEE: JAY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 S32 FOP= S5 E17 N5 W17$ E17 BAS= S5 E18 N19 W13 S14 W5$ E5 N14 UOP= E13 N18 W13 S18$ N18$.

LAND DESCRIPTION

TOTAL OB/XF 50

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	-362.00	103.00	6,386.00	SF		1.00	1.00	1.00	1.50	1.50	9,579							

REVIEW DATE 10/17/2016 BY DF Total Acres: 0.15 Total Land Value: 9,579 Market: 0 Agricultural: 0 Common: 9,579 PRINTED 11/17/2026 BY SYS