E DIV: BEG ON THE S BNDRY OF BLO
94.50 FT W OF SE COR OF SAID BLK
SE COR BLK 298, RUN N 97 FT, W 1

DAVID BERNSTEIN ENTERPRISES LLC
992 SE MONROE ST
LAKE CITY, FL 32025

2026

00-00-00-13391-001

BUILDING CHARACTERISTICS

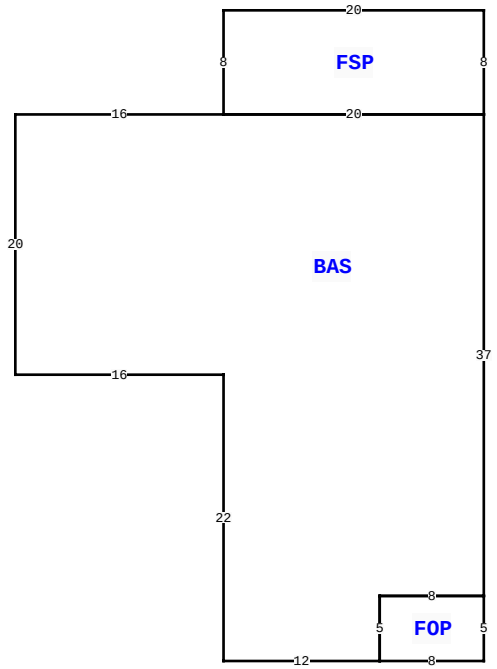
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,120	100		1,120	38,242
FOP	40	30		12	410
FSP	160	40		64	2,185
TOTALS	1,320			1,196	40,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,196	54.4544	62.08	74,248	1945	1945	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1120 HX Base Yr



773 SE PUTNAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	40,836
TOTAL MARKET OB/XF VALUE	3,700
TOTAL LAND VALUE - MARKET	6,495
TOTAL MARKET VALUE	51,031
SOH/AGL Deduction	0
ASSESSED VALUE	51,031
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,031
TOTAL JUST VALUE	51,031
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,020

LAND:1:1: 90X95.9 + 485 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1541/2064	5/30/2025	WD	Q	I	01	70,000
GRANTOR: KINGDOM BOUND COMPANY						
GRANTEE: DAVID BERNSTEIN ENT						
1523/1504	9/13/2024	WD	Q	I	01	55,000
GRANTOR: HUDSON W KEITH						
GRANTEE: KINGDOM BOUND COMPA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S20 E16 S22 E12 FOP= E8 N5 W8 S5$ N5 E8 N37 FSP= N8 W20 S8 E20$ W20$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	3,400	

LAND DESCRIPTION

TOTAL OB/XF 3,700

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	-390.00	96.00	9,116.00	SF		1.00	1.00	0.75	0.95	0.71	6,495							

REVIEW DATE 08/22/2025 BY TP Total Acres: 0.21 Total Land Value: 6,495 Market: 0 Agricultural: 0 Common: 6,495 PRINTED 05/08/2026 BY SYS