LOT 5 AMONDA ESTATES S/D.

758-2408, 805-406, 881-1335, WD

SMITH ROBERT LEE/SMITH EDITH MERIA
297 SE AVALON AVE
LAKE CITY, FL 32025

**2027**

**00-00-00-13391-015**

## BUILDING CHARACTERISTICS

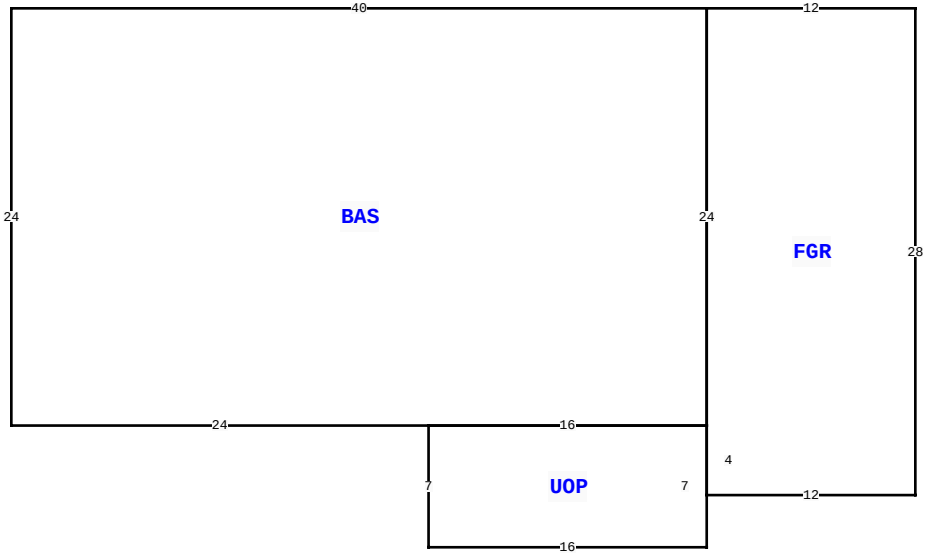
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| Frame | | N/A 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 | 32317.010 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 960 | 100 | | 960 | 84,715 |
| FGR | 336 | 55 | | 185 | 16,325 |
| UOP | 112 | 20 | | 22 | 1,942 |
| TOTALS | 1,408 | | | 1,167 | 102,981 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,167 | 123.4200 | 135.76 | 158,432 | 1992 | 1992 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 960 HX Base Yr 2022




297 SE AVALON 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 | 0166 | CONC,PAVMT | 0 | 100 | 9 | 30 | 270.00 | UT | 1.40 | 1.40 | 100 | 0 | 0 | 3 | 100 | 378 | |
| 2 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 102,981 |
| TOTAL MARKET OB/XF VALUE | | 478 |
| TOTAL LAND VALUE - MARKET | | 9,586 |
| TOTAL MARKET VALUE | | 113,045 |
| SOH/AGL Deduction | | 14,480 |
| ASSESSED VALUE | | 98,565 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 47,154 |
| TOTAL JUST VALUE | | 113,045 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 114,918 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1455/1422 | 12/21/2021 | WD | U | I | 37 | 125,000 |
| GRANTOR: TODD E W | | | | | | |
| GRANTEE: SMITH ROBERT LEE | | | | | | |
| 0881/1335 | 5/25/1999 | WD | Q | I | 01 | 30,000 |
| GRANTOR: JOSEPH BRYANT & LINDA | | | | | | |
| GRANTEE: E W TODD (RETURNED | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W40 S24 E24UOP= S7 E16 N7W16$ E16 FGR= N24 E12 S28 W12 N4$N24$.

## LAND DESCRIPTION

TOTAL OB/XF 478

| 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 | -362.00 | 102.00 | 6,391.00 | SF | | 1.00 | 1.00 | 1.00 | 1.50 | 1.50 | 9,586 | | | | | | | |

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.15 Total Land Value: 9,586 Market: 0 Agricultural: 0 Common: 9,586 PRINTED 11/17/2026 BY SYS