

E DIV: COMM SE COR OF BLOCK 298,
FOR POB, N 109 FT, W 109.24 FT,
101.24 FT TO POB, EX RD R/W. (PA

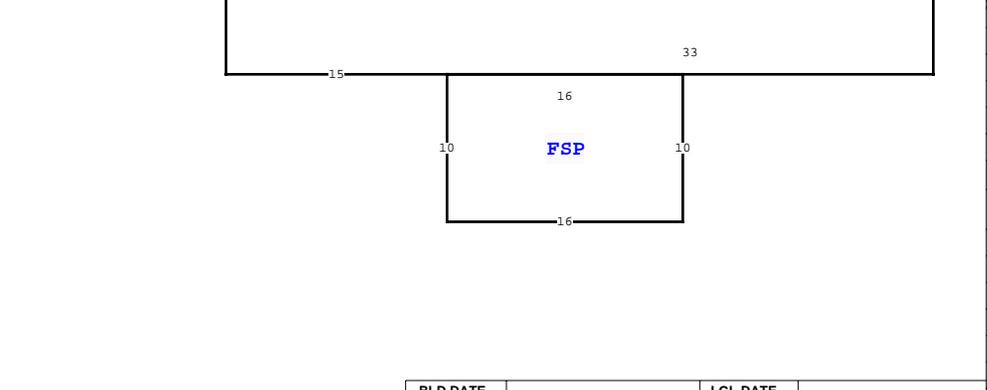
KELLY AU'MARIA A
319 SE AVALON AVE
LAKE CITY, FL 32025

2026

00-00-00-13392-000

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	13 LAM/VNLPLK 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	05 05

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	1,420	123.4000	140.68	199,766	1982	1990	0	0	0	35.00	65.00		



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	860317.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	156	100		156	14,265
BAS	1,188	100		1,188	108,633
FSP	160	40		64	5,853
PTO	90	5		4	366
UOP	40	20		8	731
TOTALS	1,634			1,420	129,848

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1
VALUATION SUMMARY		1
VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,848
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		13,812
TOTAL MARKET VALUE		145,660
SOH/AGL Deduction		0
ASSESSED VALUE		145,660
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		145,660
TOTAL JUST VALUE		145,660
NCON VALUE		0
INCOME VALUE		0
PREVIOUS YEAR MKT VALUE		138,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
576	MAINT/ALTR	0	06/08/2017
415	ADDN SFR	50	11/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1551/1690	10/10/2025	WD	Q	I	01	174,400
GRANTOR: TERRELL CHRISTOPHER						
GRANTEE: KELLY AU'MARIA A						
1355/1271	3/13/2018	WD	Q	I	01	88,000
GRANTOR: BENJAMIN LUCK MCINNIS						
GRANTEE: CHRITOPHER TERRELL						

EXTRA FEATURES																
L N	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	0190	FPLC PF	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	

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

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[ORIG=0,0] W36 S13 W12 S15 E15 E33 N28 \$	
FSP=[ORIG=-33,28] S10 E16 N10 W16 \$	
BAS=[ORIG=-36,0] W12 S13 E12 N13 \$	
PTO=[ORIG=-52,8] W9 S10 E9 N10 \$	
UOP=[ORIG=-48,13] N5 W4 S10 E4 N5 \$	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	105.00	105.00	11,050.00	SF		1.00	1.00	1.00	1.25	1.25	13,812							