LOT 2 BLOCK 4 WOODLAND GROVE UNI

626-477,

CHARLES DEBRA ANN
1096 SE VIOLET PL
LAKE CITY, FL 32025

2026

00-00-00-13569-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

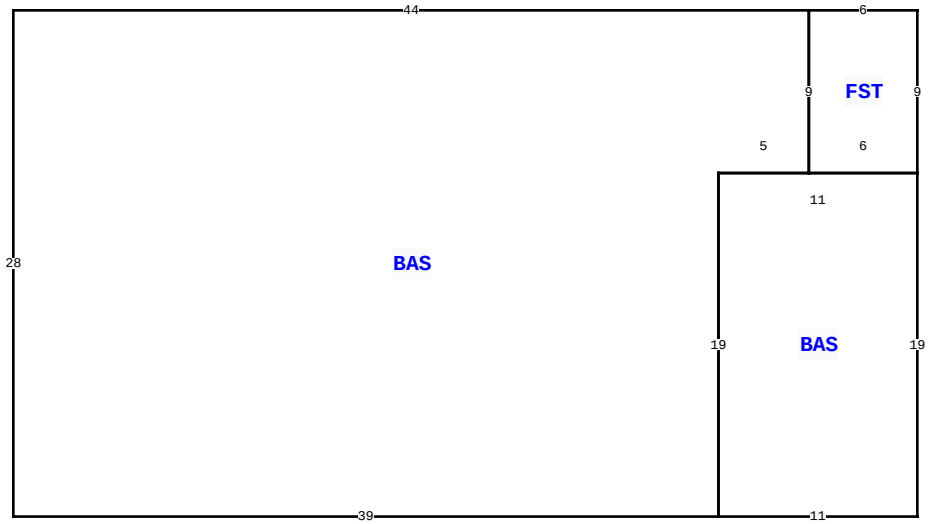
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	209	100		209	17,314
BAS	1,137	100		1,137	94,192
FST	54	55		30	2,486
TOTALS	1,400			1,376	113,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,376	111.8000	127.45	175,371	1987	1987	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1346 HX Base Yr



1096 SE VIOLET PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		113,991
TOTAL MARKET OB/XF VALUE		1,508
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		133,999
SOH/AGL Deduction		52,932
ASSESSED VALUE		81,067
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		29,656
TOTAL JUST VALUE		133,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,005

LAND:1:1: 66X110 +1,629 SF.= 0.18 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044010	Roof Replacement	14,342	03/25/2022
521	MAINT/ALTR	0	06/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0626/0477	6/29/1987	WD	Q	V		5,000

GRANTOR: GRANGER LUMBER

GRANTEE: CHARLES DEBRA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S28 E39 BAS= E11 N19 W11 S19$ N19 E5 FST= E6 N9 W6 S9$ N9$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	460	
2	0080	DECKING	0	100	14	16	1.00	UT	0.00	0.00	100	0	0	3	100	448	
3	0296	SHED METAL	0	100	6	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,508

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-	266.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/14/2016 BY DF Total Acres: 0.17 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS