

S DIV: BEG NW COR OF BLOCK 1, S
 E 181 FT, S 113.8 FT, W 180.7 FT
 POB. EX RD. BLOCK 1 CREWS ADDITI

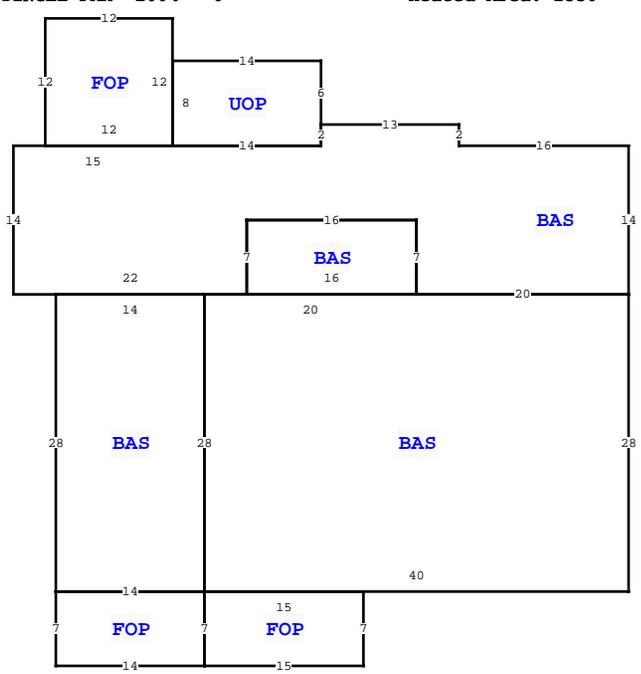
TUNSIL MERRILL C/TUNSIL DEBBERIN L
 363 SE AVALON AVE
 LAKE CITY, FL 32025

2026

00-00-00-13574-000

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 50
Exterior Wall	31 VINYL SID 50
Roof Structure	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	12 HARDWOOD 20
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
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 06
NEIGHBORHOOD/LOC	870317.00 1.00/

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,476	112.1280	127.83	316,507	1955	1985		0	0	35.00	65.00		
1 SINGLE FAM			100% - 0	Heated Area: 2350				HX Base Yr						



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	9,306
BAS	392	100		392	32,571
BAS	726	100		726	60,323
BAS	1,120	100		1,120	93,061
FOP	98	30		29	2,410
FOP	105	30		32	2,659
FOP	144	30		43	3,573
UOP	112	20		22	1,828
TOTALS	2,809			2,476	205,730

363 SE AVALON AVE, LAKE CITY

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

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	0294	SHED WOOD/	0	100	8	12	96.00	UT	5.50	5.50	100	1999	1999	3	100	528	
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	1,200	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		205,730	
TOTAL MARKET OB/XF VALUE		1,728	
TOTAL LAND VALUE - MARKET		21,866	
TOTAL MARKET VALUE		229,324	
SOH/AGL Deduction		110,949	
ASSESSED VALUE		118,375	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		66,964	
TOTAL JUST VALUE		229,324	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		213,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0083	RE-ROOF	16,000	02/17/2026
1379	ADDN SFR	106	10/16/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0517/0558	8/01/1983	AG	Q	I	01	19,500
GRANTOR:						
GRANTEE:						
0384/0502	8/01/1977	03	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 BAS= N7 W16 S7 E16\$ W20 BAS= W14 S28 FOP= S7 E14 N7 W14\$ E14 N28 \$ S28 FOP= S7 E15 N7 W15\$ E40 N28\$ BAS= N14 W16 N2 W13 UOP= N6 W14 S8 E14 N2\$ S2 W14 FOP= N12 W12 S12 E12 \$ W15 S14 E22 N7 E16 S7 E20\$.	

LAND DESCRIPTION																								
TOTAL OB/XF 1,728																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	113.00	181.00	20,580.00	SF		1.00	1.00	0.85	1.25	1.06	21,866							