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

2027

00-00-00-13574-000

BUILDING CHARACTERISTICS

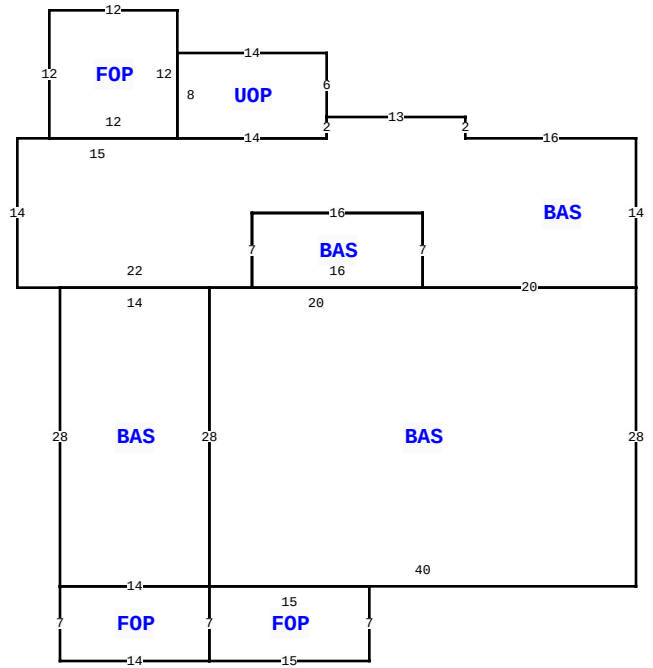
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	112	100		112	8,979
BAS	392	100		392	31,427
BAS	726	100		726	58,204
BAS	1,120	100		1,120	89,792
FOP	98	30		29	2,325
FOP	105	30		32	2,566
FOP	144	30		43	3,448
UOP	112	20		22	1,763
TOTALS	2,809			2,476	198,504

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	123.34	305,390	1955	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2350 HX Base Yr



363 SE AVALON AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	198,504
TOTAL MARKET OB/XF VALUE	1,728
TOTAL LAND VALUE - MARKET	21,866
TOTAL MARKET VALUE	222,098
SOH/AGL Deduction	100,172
ASSESSED VALUE	121,926
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	70,515
TOTAL JUST VALUE	222,098
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,702

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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 1,728

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-	113.00	181.00	20,580.00	SF		1.00	1.00	0.85	1.25	1.06	21,866							

REVIEW DATE 10/11/2017 BY DF Total Acres: 0.47 Total Land Value: 21,866 Market: 0 Agricultural: 0 Common: 21,866 PRINTED 11/17/2026 BY SYS