S DIV: LOT 1 EX N 62 FT BLOCK 2
818-655, WD 1050-2548, WD 1530-5

HOPWOOD DANIEL/HOPWOOD HEIDI
354 SE AVALON AVE
LAKE CITY, FL 32025

2027

00-00-00-13578-000

BUILDING CHARACTERISTICS

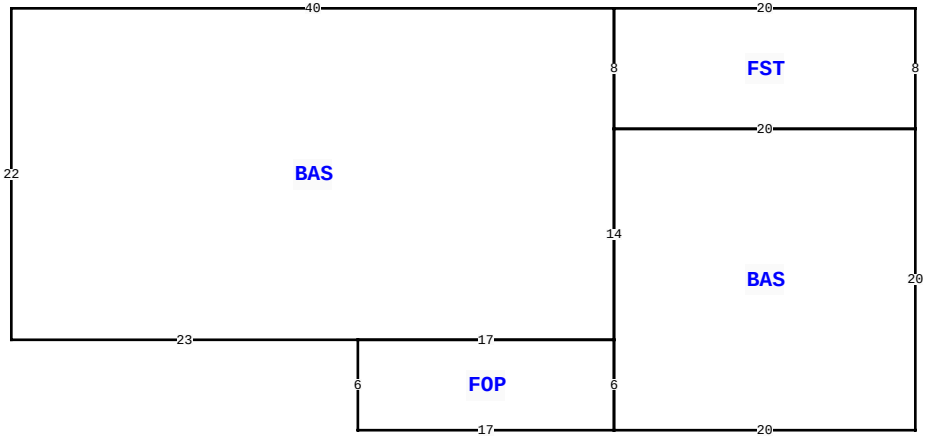
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	400	100		400	15,332
BAS	880	100		880	33,731
FOP	102	30		31	1,188
FST	160	55		88	3,373
TOTALS	1,542			1,399	53,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,399	77.4400	85.18	119,167	1960	1960	0	0	20	35.00	45.00

1 SINGLE FAM 100% - 2025 Heated Area: 1280 HX Base Yr 2025



354 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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		53,625
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		18,246
TOTAL MARKET VALUE		72,071
SOH/AGL Deduction		0
ASSESSED VALUE		72,071
TOTAL EXEMPTION VALUE	HX HB	47,071
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		72,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		73,047

SALE:1:1: HIGH FOR AREA

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/521	1/31/2024	WD	U	I	30	50,000
GRANTOR: HOPWOOD MICHAEL						
GRANTEE: HOPWOOD DANIEL						
1050/2548	6/16/2005	WD	Q	I		65,000
GRANTOR: COLLINS						
GRANTEE: HOPWOOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S22 E23 FOP= S6 E17N6 W17$ E17 BAS= S6 E20 N20 W20 S14$ N14 FST= E20 N8 W20 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 200

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-1	165.00	98.00	16,219.00	SF		1.00	1.00	0.90	1.25	1.13	18,246							

REVIEW DATE 02/05/2025 BY TP Total Acres: 0.37 Total Land Value: 18,246 Market: 0 Agricultural: 0 Common: 18,246 PRINTED 11/18/2026 BY SYS