S DIV: LOTS 5 & 6 BLOCK A SUNSHI
366-523, 647-707, 771-1590,

PERRY BENJAMIN/PERRY GLORIA
473 SE AVALON AVE
LAKE CITY, FL 32025

2027

00-00-00-13624-000

BUILDING CHARACTERISTICS

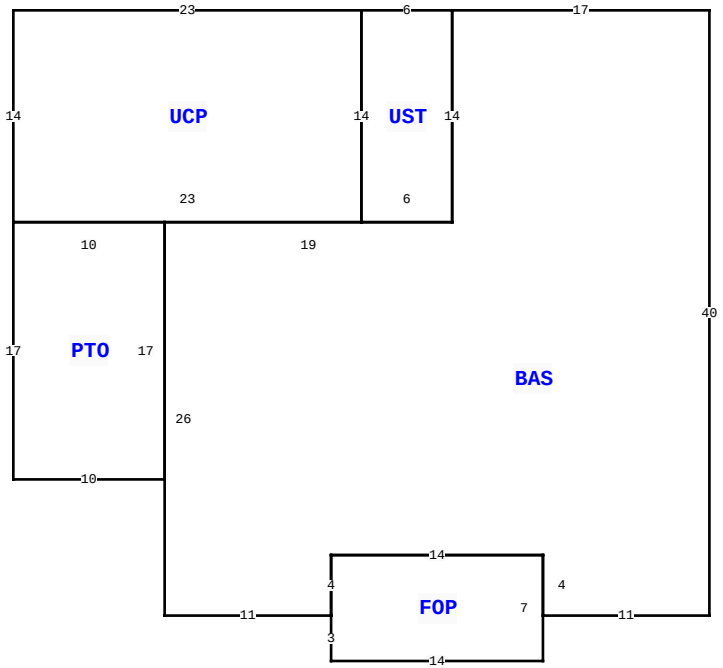
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,118	100		1,118	84,334
FOP	98	30		29	2,187
PTO	170	5		8	603
UCP	322	20		64	4,828
UST	84	45		38	2,867
TOTALS	1,792			1,257	94,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,257	105.5000	116.05	145,875	1950	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1118 HX Base Yr



473 SE AVALON AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	2011	2011	3	100	100	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		94,819
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		14,700
TOTAL MARKET VALUE		109,719
SOH/AGL Deduction		68,656
ASSESSED VALUE		41,063
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		16,063
TOTAL JUST VALUE		109,719
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,443

SALE:1:1: LOTS 5 & 6 BLOCK A SUNSHINE PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0771/1590	2/19/1993	WD	Q	I		23,900
GRANTOR: HARRY D MOSELEY						
GRANTEE: BENJAMIN PERRY						
0647/0707	3/15/1988	QC	U	I		5,000
GRANTOR: PARRISH MARY C						
GRANTEE: MOSELY HARRY D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 UST= W6 UCP= W23S14 E23 N14$ S14 E6 N14$ S14 W19
PTO= W10 S17 E10 N17$ S26 E11 FOP= S3 E14 N7 W14 S4$ N4 E14 S4 E11 N40$.

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	100.00	98.00	9,800.00	SF		1.00	1.00	1.00	1.50	1.50	14,700							

REVIEW DATE 11/10/2016 BY DF Total Acres: 0.22 Total Land Value: 14,700 Market: 0 Agricultural: 0 Common: 14,700 PRINTED 11/17/2026 BY SYS