S DIV: LOTS 11 & 12 BLOCK C SUNS
502-160, 529-505, 645-202, 655-3

DAVID BERNSTEIN ENTERPRISESLLC
992 SE MONROE ST
LAKE CITY, FL 32025

2027

00-00-00-13636-000

BUILDING CHARACTERISTICS

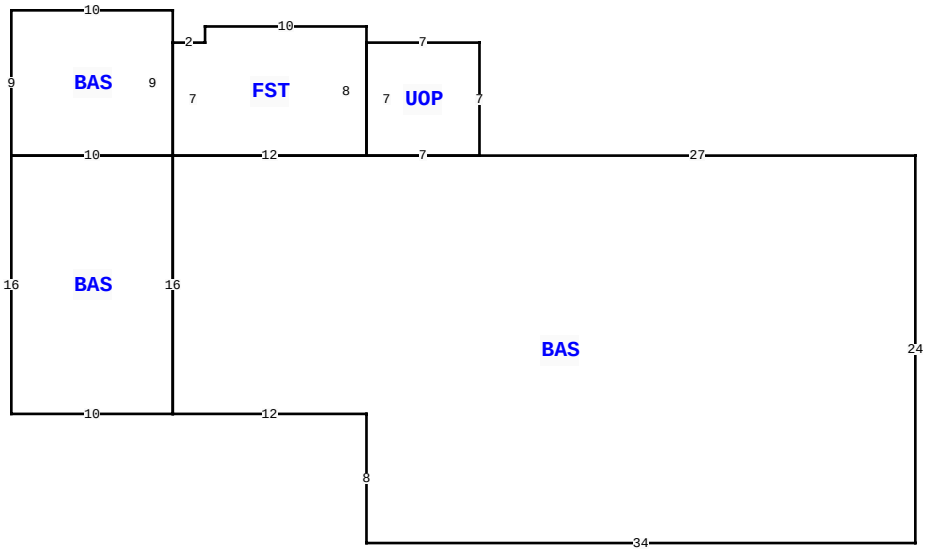
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
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	90	100		90	5,467
BAS	160	100		160	9,720
BAS	1,008	100		1,008	61,235
FST	94	55		52	3,159
UOP	49	20		10	608
TOTALS	1,401			1,320	80,189

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,320	84.9600	93.46	123,367	1953	1953	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1258 HX Base Yr



550 SE AVALON AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	80,189
TOTAL MARKET OB/XF VALUE	350
TOTAL LAND VALUE - MARKET	15,900
TOTAL MARKET VALUE	96,439
SOH/AGL Deduction	0
ASSESSED VALUE	96,439
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	96,439
TOTAL JUST VALUE	96,439
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,897

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044131	Remodel	15,000	04/07/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1349/2085	12/12/2017	WD	U	I	37	40,000
GRANTOR: EUVARGAIN AMPARO						
GRANTEE: DAVID BERNSTEIN ENT						
1162/0256	10/12/2007	WD	Q	I	01	100
GRANTOR: GREGORY						
GRANTEE: AMPARO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 UOP= N7 W7 S7 E7$ W7 FST= N8 W10 S1 W2 S7 E12$ W12
BAS= N9 W10 S9 E10 $ BAS= W10 S16 E10 N16$ S16 E12S8 E34
N24$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 350

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	0		RSF-1	100.00	106.00	10,600.00	SF		1.00	1.00	1.00	1.50	1.50	15,900							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.24 Total Land Value: 15,900 Market: 0 Agricultural: 0 Common: 15,900 PRINTED 11/17/2026 BY SYS