S DIV: LOTS 7 & 8 BLOCK D SUNSHI
796-643, 798-982, WD 1137-2597.

ALLUM ELIZABETH C
539 SE AVALON AVE
LAKE CITY, FL 32025

2027

00-00-00-13639-000

BUILDING CHARACTERISTICS

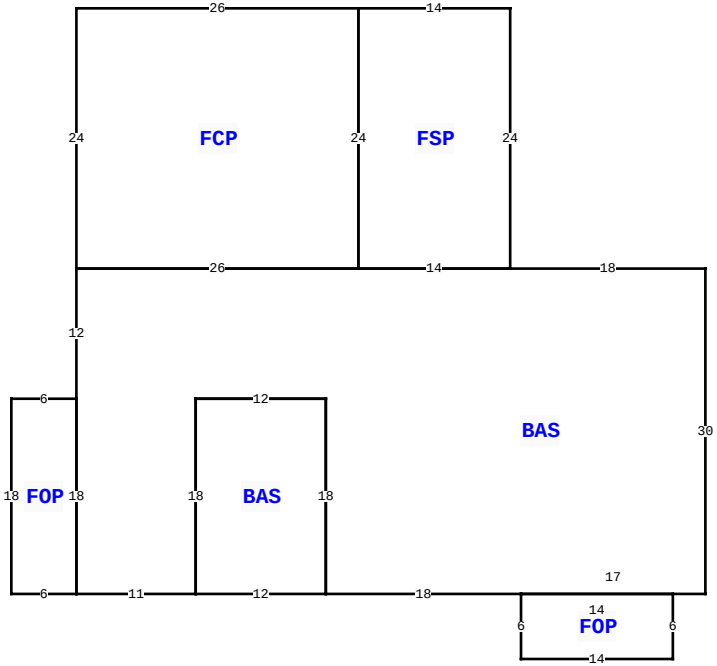
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	04	04
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	216	100		216	12,615
BAS	1,524	100		1,524	89,005
FCP	624	25		156	9,111
FOP	84	30		25	1,460
FOP	108	30		32	1,869
FSP	336	40		134	7,826
TOTALS	2,892			2,087	121,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,087	81.6818	89.85	187,517	1950	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1740 HX Base Yr 2021



539 SE AVALON AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		121,886
TOTAL MARKET OB/XF VALUE		8,625
TOTAL LAND VALUE - MARKET		15,900
TOTAL MARKET VALUE		146,411
SOH/AGL Deduction		25,361
ASSESSED VALUE		121,050
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		14,639
TOTAL JUST VALUE		146,411
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
162	ADDN SFR	50	04/24/2007
477	STORAGE	78	09/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1137/2597	9/19/2002	WD	Q	I	01	100
GRANTOR: CATHERIN L BEMIS TRUS						
GRANTEE: ELIZABETH C ALLUM						
0796/0643	9/30/1994	WD	U	I	12	45,000
GRANTOR: FOYE M DUPREE						
GRANTEE: ELIZABETH C ALLUM &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 FSP= N24 W14 S24 E14$ W14 FCP= N24 W26 S24 E26$ W26 S12 FOP= W6 S18 E6 N18$S18 E11 BAS= E12 N18 W12 S18$N18 E12 S18 E18 FOP= S6 E14 N6 W14$ E17 N30 $.

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	12	14	1.00	UT	1,500.00	1,500.00	75	1995	1995	3	75	1,125	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	2,100	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	4,000.00	4,000.00	100	2022	2021		100	4,000	

LAND DESCRIPTION

TOTAL OB/XF 8,625

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		00	100.00	106.00	10,600.00	SF		1.00	1.00	1.00	1.50	1.50	15,900							

REVIEW DATE 07/29/2021 BY DF Total Acres: 0.24 Total Land Value: 15,900 Market: 0 Agricultural: 0 Common: 15,900 PRINTED 11/17/2026 BY SYS