S DIV: LOTS 25 & 26 BLOCK C CANO

786-404

**STRICKLAND BERNICE IRENE**
449 SE CAMP ST
LAKE CITY, FL 32025

**2026**

**00-00-00-13708-000**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

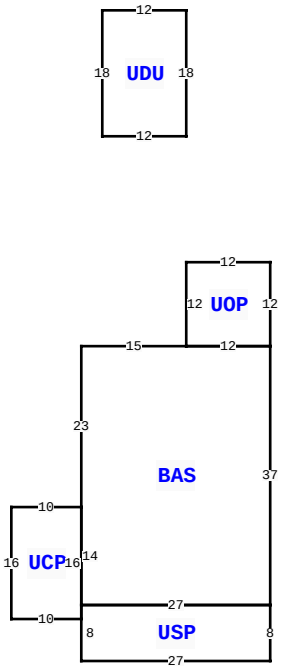
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 09 | PINE WOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 02 | 02 100 |
| 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 | 999 | 100 | | 999 | 61,071 |
| UCP | 160 | 20 | | 32 | 1,957 |
| UDU | 216 | 55 | | 119 | 7,275 |
| UOP | 144 | 20 | | 29 | 1,773 |
| USP | 216 | 35 | | 76 | 4,646 |
| TOTALS | 1,735 | | | 1,255 | 76,721 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,255 | 83.9700 | 94.05 | 118,033 | 1925 | 1970 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1995 Heated Area: 999 HX Base Yr 1995




449 SE CAMP ST, LAKE CITY

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

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 76,721 |
| TOTAL MARKET OB/XF VALUE | | 660 |
| TOTAL LAND VALUE - MARKET | | 12,600 |
| TOTAL MARKET VALUE | | 89,981 |
| SOH/AGL Deduction | | 38,989 |
| ASSESSED VALUE | | 50,992 |
| TOTAL EXEMPTION VALUE | HX HB SX | 50,992 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 89,981 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 86,831 |

LAND:1:1: CORNER INFLUENCE

SALE:1:1: CHUCK CHECKED - PAID TOO MUCH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0786/0404 | 2/10/1994 | WD | U | I | 12 | 36,000 |
| GRANTOR: DONALD E ALLEN | | | | | | |
| GRANTEE: BERNICE STRICKLAND | | | | | | |
| 0507/0237 | 2/01/1983 | WD | Q | I | 01 | 25,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W15 S23 UCP= W10 S16 E10 N16$S14 USP= S8 E27 N8 W27$ E27 N37 UOP= N12 W12 S12E12$ W12$ PTR=N30 UDU= N18 W12 S18 E12$ S30$.

### 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 | 0080 | DECKING | 0 | 100 | 12 | 12 | 144.00 | UT | 2.50 | 2.50 | 100 | 0 | 0 | 3 | 100 | 360 | |
| 2 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |

### LAND DESCRIPTION

TOTAL OB/XF 660

| 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 | 120.00 | 105.00 | 12,600.00 | SF | | 1.00 | 1.00 | 1.00 | 1.00 | 1.00 | 12,600 | | | | | | | |

REVIEW DATE 10/11/2016 BY RP Total Acres: 0.29 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 06/08/2026 BY SYS