S DIV: LOTS 40 & 41 BLK F CANOVA
15.00 FT OF LOT 41.

DJULVEZ VIOREL/DJULVEZ ELVIRA
9171 178TH ST
MCALPIN, FL 32062

2026

00-00-00-13722-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

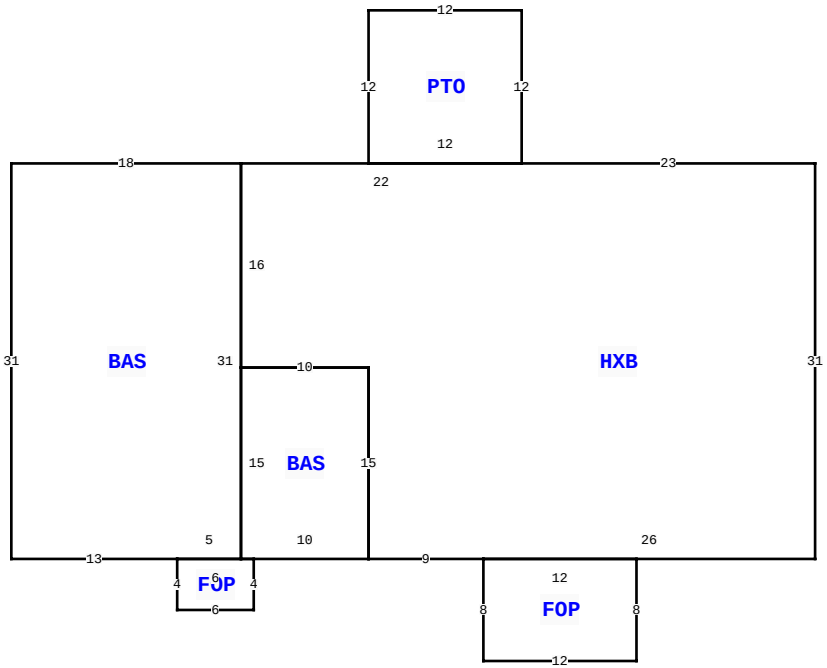
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	150	100		150	11,401
BAS	558	100		558	42,412
FOP	24	30		7	532
FOP	96	30		29	2,204
HXB	1,245	100		1,245	94,627
PTO	144	5		7	532
TOTALS	2,217			1,996	151,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,996	120.6450	108.58	216,726	1995	1995	0	0	0	30.00	70.00

1 DUPLEX 0% - 0 Heated Area: 1953 HX Base Yr



393 SE BROWN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,708
TOTAL MARKET OB/XF VALUE	2,717
TOTAL LAND VALUE - MARKET	12,600
TOTAL MARKET VALUE	167,025
SOH/AGL Deduction	0
ASSESSED VALUE	167,025
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,025
TOTAL JUST VALUE	167,025
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	160,647

SALE:2:2: EX E 15.00 FT OF LOT 41.

SALE:2:1: SALE INCLUDED LOTS 40 & 41 BLK F CANOVA

SALE:1:1: LOTS 40, 41 & 42 BLOCK F CANOVA S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1363/0699	6/25/2018	WD	Q	I	01	108,000
GRANTOR: SAMMA C AMPBELL						
GRANTEE: VIOREL & ELVIRA DJU						
1363/0697	6/25/2018	WD	U	I	11	100
GRANTOR: CLARA DIANE SALADIN						
GRANTEE: VIOREL & ELVIRA DJU						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W23 PTO= N12 W12 S12 E12$ W22 BAS= W18 S31 E13 FOP= S4 E6 N4 W6$ E5 N31$ S16 BAS= S15 E10 N15 W10$ E10 S15 E9 FOP= S8 E12 N8 W12$ E26 N31$.

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	0166	CONC,PAVMT	0	0	0	0	1,811.00	UT	1.50	1.50	100	1995	1995	3	100	2,717	

LAND DESCRIPTION

TOTAL OB/XF 2,717

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	0800	C	MULTI-FAM	0		RMF-1	0.00	0.00	3,600.00	SF		1.00	1.00	1.00	1.00	1.00	3,600							
2	0800	C	MULTI-FAM	0		00	0.00	0.00	9,000.00	SF		1.00	1.00	1.00	1.00	1.00	9,000							

REVIEW DATE 11/09/2016 BY DF Total Acres: 0.29 Total Land Value: 12,600 Market: 0 Agricultural: 0 Common: 12,600 PRINTED 05/08/2026 BY SYS