S DIV: LOTS 2, 3 & 6 BLOCK C CHA
632-428, 659-398, 17-434,

DAVIS VALERIE L
433 S MARION AVENUE, STE 101
LAKE CITY, FL 32025

2027

00-00-00-13790-000

BUILDING CHARACTERISTICS

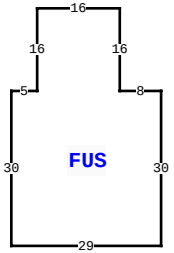
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 60
Roof Cover	12	MODULAR MT 40
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.060	1.00/

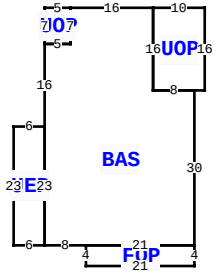
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,171	100		1,171	62,041
FOP	84	30		25	1,325
FUS	1,126	100		1,126	59,657
UEP	138	60		83	4,397
UOP	35	20		7	371
UOP	160	20		32	1,695
TOTALS	2,714			2,444	129,486

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,444	74.0956	81.51	199,210	1900	1900	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 2297 HX Base Yr





433 S MARION 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	0011	BARN,BLK A	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,090	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,111	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		129,486
TOTAL MARKET OB/XF VALUE		13,801
TOTAL LAND VALUE - MARKET		77,550
TOTAL MARKET VALUE		220,837
SOH/AGL Deduction		83,261
ASSESSED VALUE		137,576
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,165
TOTAL JUST VALUE		220,837
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,189

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0659/0398	8/15/1988	WD	Q	I		54,000

GRANTOR: ESING EDITH A

GRANTEE: DUPREE VALERIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= W5 S7 E5 N7$ S7 W5 S16 UEP= W6 S23 E6 N23$S23 E8 FOP= S4 E21 N4 W21$ E21 N30 UOP= E2 N16 W10 S16 E8$ W8 N16$PTR= N30 FUS= N30W8 N16 W16 S16 W5 S30 E29$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 13,801

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		*CG	235.00	120.00	28,200.00	SF		1.00	1.00	1.00	2.75	2.75	77,550							

REVIEW DATE 01/13/2012 BY DF Total Acres: 0.65 Total Land Value: 77,550 Market: 0 Agricultural: 0 Common: 77,550 PRINTED 11/17/2026 BY SYS