S DIV LOTS 9, 10, 17, 18 & LOTS
OFF S SIDE BLOCK 1 ASHURST S/D.

LEE ROBERT L/LEE MYRNA L
398 S MARION AVE
LAKE CITY, FL 32025

2027

00-00-00-13827-000

BUILDING CHARACTERISTICS

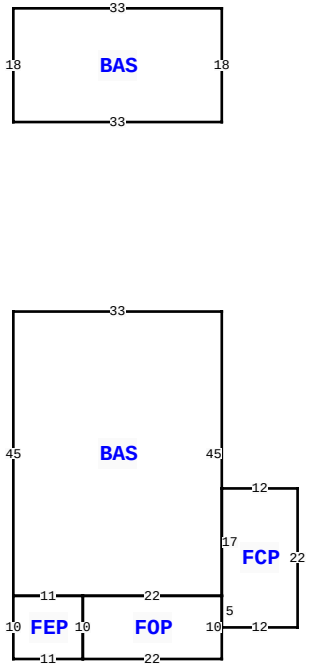
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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	594	100		594	31,491
BAS	1,485	100		1,485	78,726
FCP	264	25		66	3,499
FEP	110	80		88	4,665
FOP	220	30		66	3,499
TOTALS	2,673			2,299	121,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,299	74.1468	81.56	187,506	1926	1940	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 2079 HX Base Yr 2021



398 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0294	SHED WOOD/	0	100	6	20	1.00	UT	0.00	0.00	100	0	0	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		158,027
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		196,727
SOH/AGL Deduction		31,373
ASSESSED VALUE		165,354
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		63,943
TOTAL JUST VALUE		196,727
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/0119	10/08/2020	WD	Q	I	01	125,000
GRANTOR: SUSAN E SKIPPER						
GRANTEE: ROBERT L & MYRNA L						
0994/2295	9/11/2003	WD	Q	I		125,000
GRANTOR: BEDOYA						
GRANTEE: MALCOLM P & SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W33 S45 E11 E22 N45 $
BAS=[ORIG=0,-30] N18 W33 S18 E33 $
FCP=[ORIG=0,45] S5 E12 N22 W12 S17 $
FOP=[ORIG=-22,45] S10 E22 N10 W22 $
FEP=[ORIG=-33,45] S10 E11 N10 W11 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 200

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	70.00	200.00	14,000.00	SF		1.00	1.00	1.00	2.75	2.75	38,500							

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.32 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS

S DIV LOTS 9, 10, 17, 18 & LOTS
OFF S SIDE BLOCK 1 ASHURST S/D.

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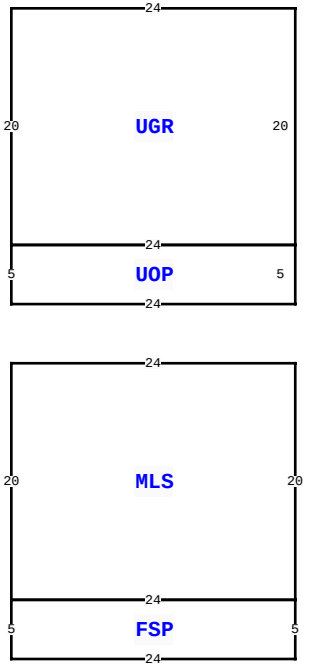
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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 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
FSP	120	40		48	2,410
MLS	480	90		432	21,689
UGR	480	45		216	10,845
UOP	120	20		24	1,205
TOTALS	1,200			720	36,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	720	70.2144	77.24	55,613	1935	1935	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 2021 Heated Area: 480 HX Base Yr 2021



398 S MARION AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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GRANTOR: BEDOYA						
GRANTEE: MALCOLM P & SUSAN E						

BUILDING NOTES

BUILDING DIMENSIONS

```
MLS=[ORIG=0,0] W24 S20 E24 N20 $
UGR=[ORIG=0,-30] W24 S20 E24 N20 $
FSP=[ORIG=-24,20] S5 E24 N5 W24 $
UOP=[ORIG=-24,-10] S5 E24 N5 W24 $
PTR=[ORIG=0,0] N30 S30 $
.
```

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/26/2016 BY DF Total Acres: 0.32 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS