S DIV: LOTS 19, 20, 21 & 22 BLOC
690-485, 732-415, 831-2064, DC 1

CNFF ENTERPRISES LLC
358 NORTH MAIN BLVD
LAKE CITY, FL 32055

2026

00-00-00-13835-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 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	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

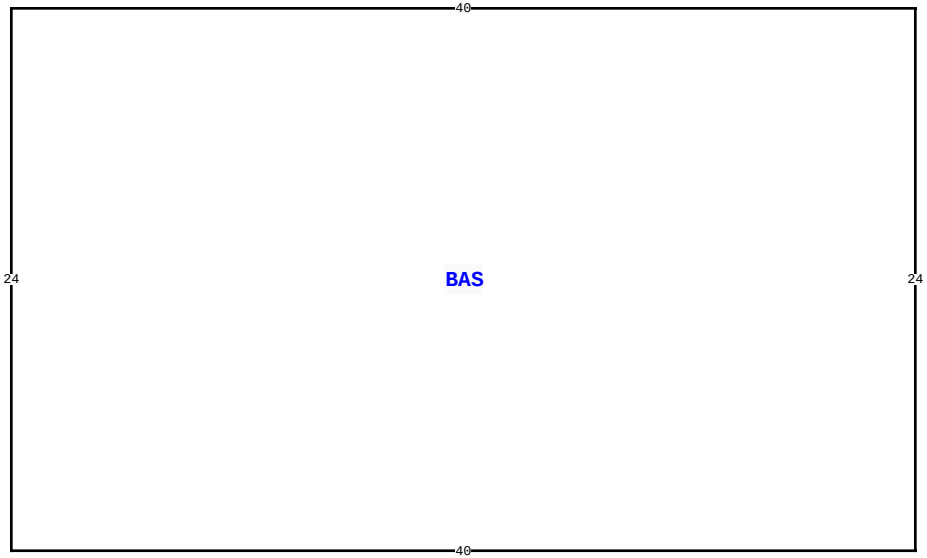
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	98,545
TOTALS	960			960	98,545

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	112.8000	126.34	121,286	1997	2010	0	0	0	18.75	81.25

1 SINGLE FAM 0% - 2026 Heated Area: 960 HX Base Yr



385 SW ALACHUA 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	0120	CLFENCE 4	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	98,545
TOTAL MARKET OB/XF VALUE	800
TOTAL LAND VALUE - MARKET	28,875
TOTAL MARKET VALUE	128,220
SOH/AGL Deduction	0
ASSESSED VALUE	128,220
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	128,220
TOTAL JUST VALUE	128,220
NCON VALUE	800
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	97,150

SALE:3:1: HOUSE ON PROPERTY - BEING TORN DOWN - VA

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047415	Roof Replacement	7,087	06/08/2023
885	SFR	170	02/05/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1538/2059	4/25/2025	WD	Q	I	01	168,000
GRANTOR: ARENCIBIA YISANDRA GO						
GRANTEE: CNFF ENTERPRISES LL						
1347/2713	11/13/2017	WD	Q	I	01	79,000
GRANTOR: SHIRLEY A KEEN & TIA						
GRANTEE: YISANDRA GONZALEZ A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 S24 E40 N24$.

LAND DESCRIPTION

TOTAL OB/XF 800

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	0		*RO	110.00	105.00	11,550.00	SF		1.00	1.00	1.00	2.50	2.50	28,875							

REVIEW DATE 08/26/2025 BY TP Total Acres: 0.27 Total Land Value: 28,875 Market: 0 Agricultural: 0 Common: 28,875 PRINTED 06/22/2026 BY SYS