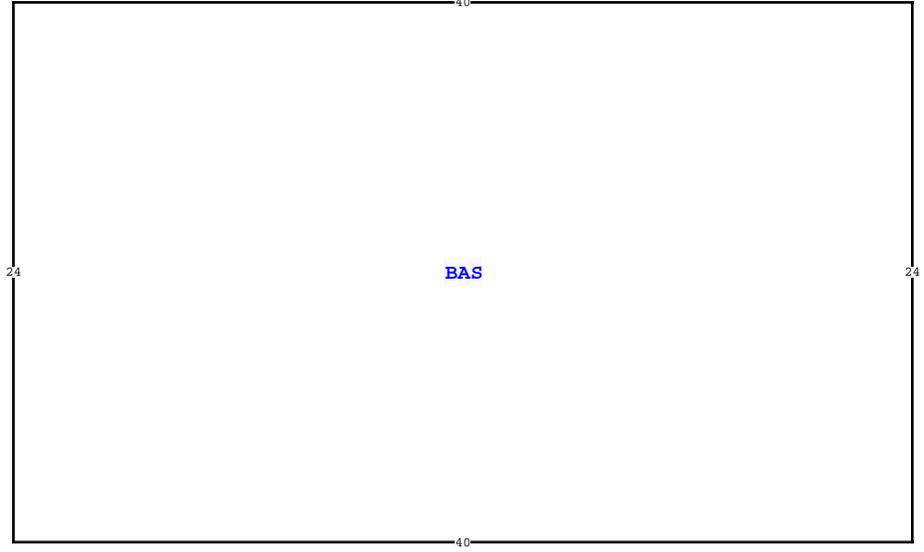


ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
1	SINGLE FAM	0%	2026		Heated Area: 960					HX Base Yr		



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	100,300
TOTALS	960			960	100,300

L N	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	100	2026	2025		100	800	

EXTRA FEATURES		385 SW ALACHUA AVE, LAKE CITY													
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1
VALUATION SUMMARY				1
VALUATION BY	STANDARD			
Tax Group: 1	Tax Dist:			
BUILDING MARKET VALUE	100,300			
TOTAL MARKET OB/XF VALUE	800			
TOTAL LAND VALUE - MARKET	25,988			
TOTAL MARKET VALUE	127,088			
SOH/AGL Deduction	0			
ASSESSED VALUE	127,088			
TOTAL EXEMPTION VALUE	0			
BASE TAXABLE VALUE	127,088			
TOTAL JUST VALUE	127,088			
NCON VALUE	800			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	97,150			
SALE:3:1: HOUSE ON PROPERTY - BEING TORN DOWN - VA				

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/2059	4/25/2025	WD Q	Q	I	01	168,000
GRANTOR: ARENCIBIA YISANDRA GO						
GRANTEE: CNFF ENTERPRISES LL						
1347/2713	11/13/2017	WD Q	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									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.25	2.25	25,988									