S DIV: LOTS 12 & 13 BLOCK 5 AVON
476-404, 863-1791, 978-2099, LE

SEPULVEDA ROBERT/SEPULVEDA MERLY M
405 SW MCFARLANE AVE
LAKE CITY, FL 32055-5033

2027

00-00-00-13875-000

BUILDING CHARACTERISTICS

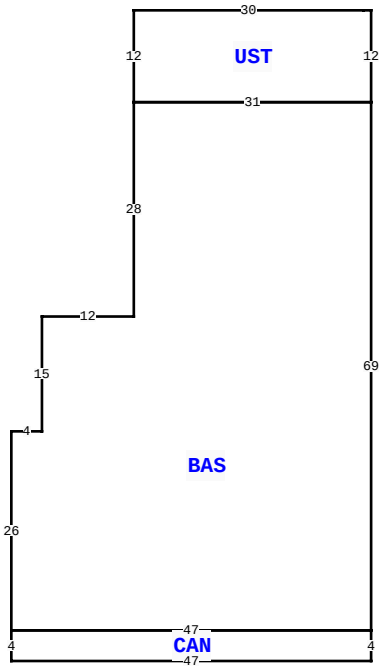
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	04	04
DOR CODE	1100	STORES/1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC		32317.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,735	100		2,735	59,733
CAN	188	30		56	1,223
UST	372	40		149	3,254
TOTALS	3,295			2,940	64,210

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3500	04	2,940	68.2510	43.68	128,419	1953	1983	0	0	0	50.00	50.00

1 STORE RETL 0% - 0 Heated Area: 2735 HX Base Yr



629 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	0260	PAVEMENT-A	0	0	21	121	2,541.00	UT	0.93	0.93	100	0	0	3	100	2,350	
2	0294	SHED WOOD/	0	0	8	10	80.00	UT	6.00	6.00	100	0	0	3	100	480	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	64,210
TOTAL MARKET OB/XF VALUE	2,830
TOTAL LAND VALUE - MARKET	32,812
TOTAL MARKET VALUE	99,852
SOH/AGL Deduction	0
ASSESSED VALUE	99,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,852
TOTAL JUST VALUE	99,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1455/1400	12/22/2021	LE	U	I	14	100
GRANTOR: SEPULVEDA ROBERT (ENH						
GRANTEE: MASSEY JENNIFER (RM						
0978/2099	3/20/2003	WD	Q	I	03	125,000
GRANTOR: SPARKS & SMITH						
GRANTEE: ROBERT & MERLY M SE						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W1 W30 S12 BAS= S28 W12 S15 W4 S26 CAN= S4 E47 N4 W47$ E47 N69 W31$ E31 N12$.

LAND DESCRIPTION

TOTAL OB/XF 2,830

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	1100	C	STORE 1FLR	0		CG	105.00	125.00	13,125.00	SF		1.00	1.00	1.00	2.50	2.50	32,812							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.30 Total Land Value: 32,812 Market: 0 Agricultural: 0 Common: 32,812 PRINTED 11/16/2026 BY SYS