

S DIV: COMM NW COR OF NE1/4 OF S
 FT, E 25 FT FOR POB, CONT E 600
 600 FT, N 205 FT TO POB. (BLOCK

KYI KHIN M/KYI CORAZON N
 451 SW LAKEVIEW AVE
 LAKE CITY, FL 32025

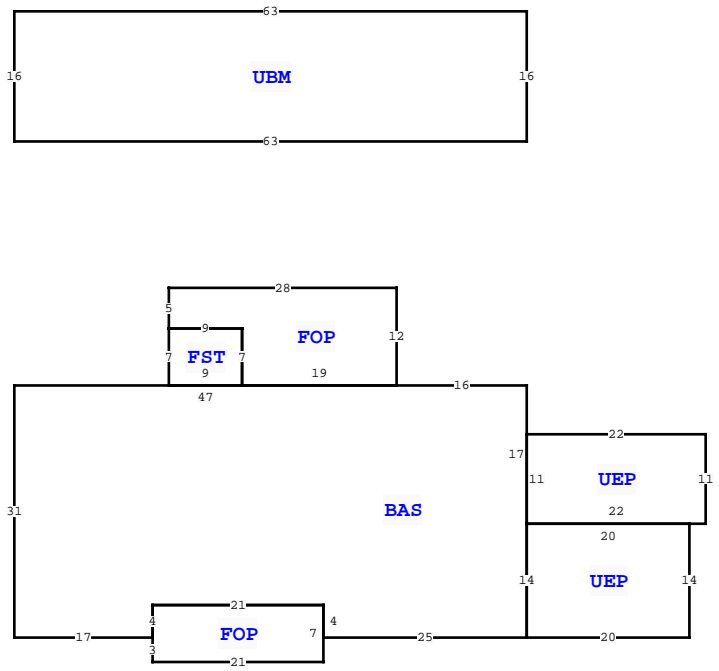
2026

00-00-00-13911-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		3	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
BAS	1,869	100	
FOP	147	30	
FOP	273	30	
FST	63	55	
UBM	1,008	20	
UEP	242	60	
UEP	280	60	
TOTALS	3,882		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,545	111.1680	124.51	316,878	1956	1956	0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 1869 HX Base Yr 2020											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			205,971
TOTAL MARKET OB/XF VALUE			5,840
TOTAL LAND VALUE - MARKET			59,962
TOTAL MARKET VALUE			271,773
SOH/AGL Deduction			56,558
ASSESSED VALUE			215,215
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			163,804
TOTAL JUST VALUE			271,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			271,850

SALE:2:1: 725 S 7TH STREET

PERMIT NUM	DESCRIPTION	AMT	ISSUED
384	ADDN SFR	0	07/10/2019
863	MAINT/ALTR	0	10/23/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0812/0696	10/18/1995	WD Q	Q	I		148,000
GRANTOR: JEFFREY L & TEENA RUF						
GRANTEE: KHIN M & CORAZON N						
0801/1177	2/03/1995	WD Q	Q	I		115,000
GRANTOR: KAY S LURTZ						
GRANTEE: JEFFERY L & TEENE M						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	0	1.20	1.20	100	1993	1993	3	100	3,053	
2	0294	SHED WOOD/	0	100	6	8		3.50	3.50	100	1993	1993	3	100	168	
3	0190	FPLC PF	0	100	0	0		1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0252	LEAN-TO W/	0	100	0	0		0.00	0.00	100	2011	2011	3	100	100	
5	0083	DOCK-LAKE	0	100	0	0		11.50	11.50	100	2016	2016	3	47	519	
6	0080	DECKING	0	100	0	0		5.00	5.00	100	2016	2016	3	100	800	

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	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	0133	C	SFR LAKE	100		00	0.00	0.00	205.00	FF		1.00	1.00	0.90	325.00	292.50	59,962							

BLD DATE												LGL DATE											
XF DATE												LAND DATE											
INC DATE												AG DATE											

BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W16 FOP= N12 W28 S5 FST= S7 E9 N7 W9\$ E9 S7 E19 \$ W47
 S31 E17 FOP= S3 E21 N7 W21 S4\$ N4 E21 S4 E25 UEP= E20 N14 W20
 S14\$ N14 UEP= E22N11 W22 S11\$ N17\$ PTR= N30 UBM= N16 W63 S16
 B63\$ S30\$.