

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

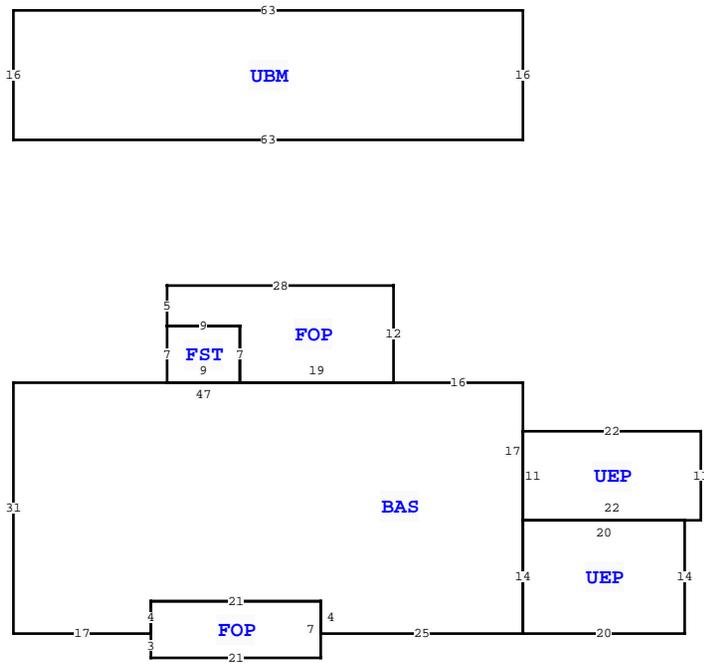
KYI KHIN M/KYI CORAZON N
 451 SW LAKEVIEW AVE
 LAKE CITY, FL 32025

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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100		1,869	153,958
FOP	147	30		44	3,624
FOP	273	30		82	6,755
FST	63	55		35	2,883
UBM	1,008	20		202	16,639
UEP	242	60		145	11,944
UEP	280	60		168	13,839
TOTALS	3,882			2,545	209,643

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	126.73	322,528	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		209,643				
TOTAL MARKET OB/XF VALUE		5,840				
TOTAL LAND VALUE - MARKET		59,962				
TOTAL MARKET VALUE		275,445				
SOH/AGL Deduction		60,230				
ASSESSED VALUE		215,215				
TOTAL EXEMPTION VALUE		HX HB 51,411				
BASE TAXABLE VALUE		163,804				
TOTAL JUST VALUE		275,445				
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						
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\$.						

EXTRA FEATURES															BLD DATE			LGL DATE		
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	2,544.00	UT	1.20	1.20	100	1993	1993	3	100	3,053				
2	0294	SHED WOOD/	0	100	6	8	48.00	UT	3.50	3.50	100	1993	1993	3	100	168				
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200				
4	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100				
5	0083	DOCK-LAKE	0	100	0	0	96.00	UT	11.50	11.50	100	2016	2016	3	47	519				
6	0080	DECKING	0	100	0	0	160.00	UT	5.00	5.00	100	2016	2016	3	100	800				
TOTALS															5,840					

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							