S DIV:LOT 5 BLK A MELTON'S S/D.
778-2063, 779-798, 845-2231,

KIRKLAND AMY M
472 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

00-00-00-13930-000

BUILDING CHARACTERISTICS

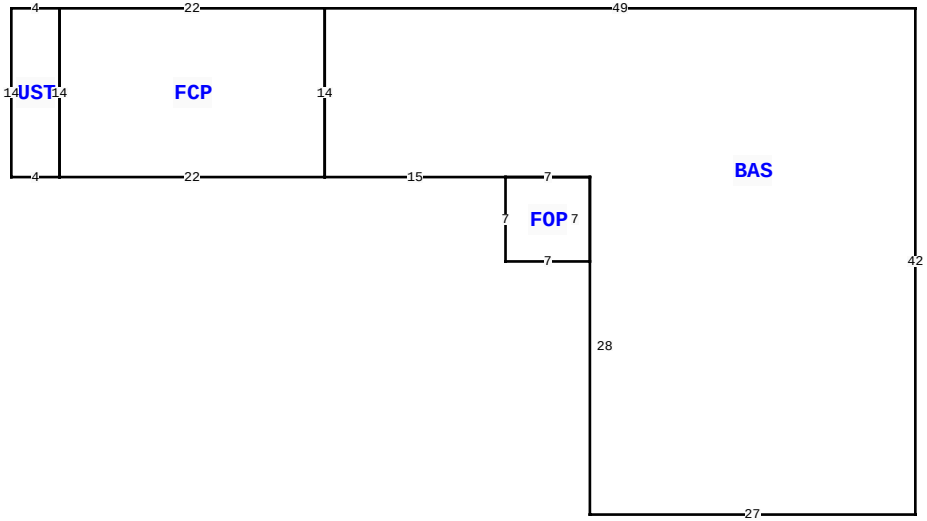
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,442	100		1,442	121,568
FCP	308	25		77	6,492
FOP	49	30		15	1,265
UST	56	45		25	2,108
TOTALS	1,855			1,559	131,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,559	117.9120	129.70	202,202	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1998 Heated Area: 1442 HX Base Yr 1998



472 SW LAKEVIEW 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	70	0	0	3	70	700	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		131,431
TOTAL MARKET OB/XF VALUE		3,200
TOTAL LAND VALUE - MARKET		15,125
TOTAL MARKET VALUE		149,756
SOH/AGL Deduction		74,053
ASSESSED VALUE		75,703
TOTAL EXEMPTION VALUE	HX HB	50,703
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		149,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,148

SALE:2:1: LOT 5 BLK A MELTONS S/D

SALE:1:1: LOT 5 BLK A MELTON'S S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0845/2231	9/12/1997	WD	Q	I		59,000
GRANTOR: MCAULEY						
GRANTEE: KIRKLAND						
0779/0798	8/30/1993	WD	Q	I		49,000
GRANTOR: IRENE UPSHAW EST						
GRANTEE: JOHN J MCAULEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FCP= W22 UST= W4 S14 E4 N14$ S14 E22 N14$ S14 E15
FOP= S7 E7 N7 W7$ E7 S28 E27 N42$.

LAND DESCRIPTION

TOTAL OB/XF 3,200

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	100		*RSF-2	0.00	0.00	15,125.00	SF		1.00	1.00	1.00	1.00	1.00	15,125							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.35 Total Land Value: 15,125 Market: 0 Agricultural: 0 Common: 15,125 PRINTED 11/17/2026 BY SYS