S DIV: LOT 6 BLOCK A MELTONS S/D

802-442, 814-1915, 805-836, 886-

BOWMAN PATRICK A SR/BOWMAN CHERYL L
488 SW LAKEVIEW AVE
LAKE CITY, FL 32025

2027

00-00-00-13931-000

BUILDING CHARACTERISTICS

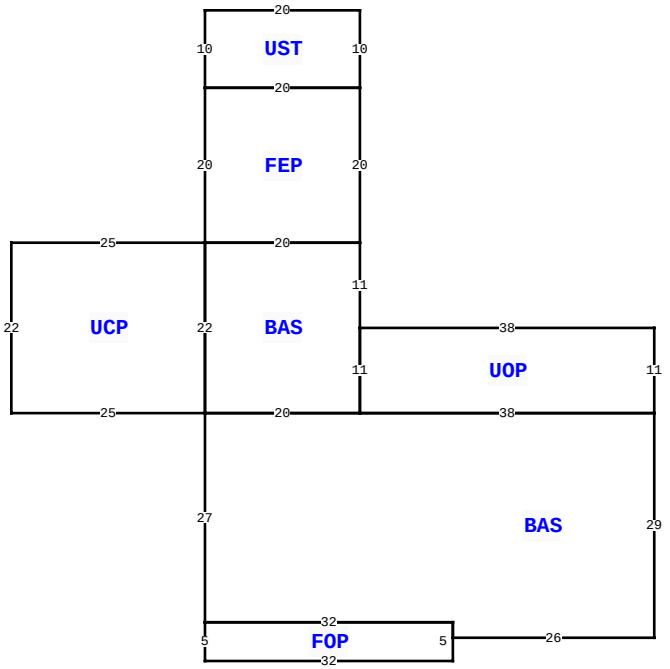
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	440	100		440	36,042
BAS	1,618	100		1,618	132,535
FEP	400	80		320	26,212
FOP	160	30		48	3,932
UCP	550	20		110	9,010
UOP	418	20		84	6,881
UST	200	45		90	7,372
TOTALS	3,786			2,710	221,984

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,710	114.5620	126.02	341,514	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 2058 HX Base Yr 2020



488 SW LAKEVIEW AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		221,984
TOTAL MARKET OB/XF VALUE		5,000
TOTAL LAND VALUE - MARKET		15,098
TOTAL MARKET VALUE		242,082
SOH/AGL Deduction		82,850
ASSESSED VALUE		159,232
TOTAL EXEMPTION VALUE	HX HB 13	159,232
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		242,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,116

SALE:1:1: LAST WILL AND TESTATMENT

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1391/0199	8/12/2019	WD	Q	I	01	170,000
GRANTOR: STEPHEN R MCDADE & AN						
GRANTEE: PATRICK A SR & CHER						
1026/2126	9/24/2004	WD	Q	I		136,500
GRANTOR: SIMONS						
GRANTEE: MCDADE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP= W38 BAS= N11 FEP= N20 UST= N10 W20 S10 E20$ W20 S20 E20$ W20 UCP= W25 S22 E25 N22$ S22 E20 N11$ S11 BAS= W20 S27 FOP= S5E32 N5 W32$ E32 S2 E26 N29 W38$ E38 N11$.

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	0.00	0.00	100	1993	1993	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0190	FPLC PF	0	100	0	0	2.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	2,400	
4	0294	SHED WOOD/	0	100	20	10	200.00	UT	10.00	10.00	100	2018	2018	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 5,000

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	15,098.00	SF		1.00	1.00	1.00	1.00	1.00	15,098							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.35 Total Land Value: 15,098 Market: 0 Agricultural: 0 Common: 15,098 PRINTED 11/17/2026 BY SYS