S DIV: LOT 1 & N1/2 LOT 2 BLOCK
ADD #3.

ORTIZ DENISE
772 SW HELEN TER
LAKE CITY, FL 32025

2026

00-00-00-14040-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

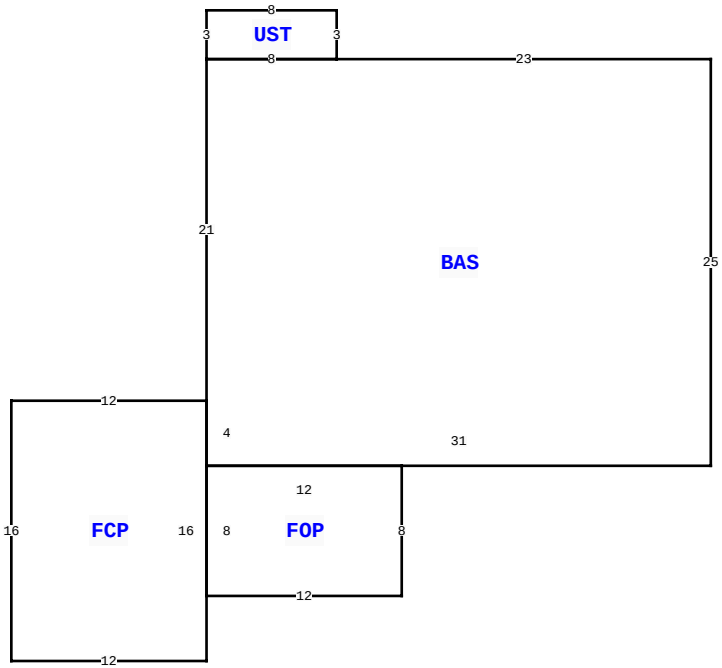
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	32317.140	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100		775	60,163
FCP	192	25		48	3,726
FOP	96	30		29	2,251
UST	24	45		11	854
TOTALS	1,087			863	66,994

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	863	104.7600	119.43	103,068	1952	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 775 HX Base Yr 2024



772 SW HELEN TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		66,994
TOTAL MARKET OB/XF VALUE		50
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		85,544
SOH/AGL Deduction		733
ASSESSED VALUE		84,811
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		33,400
TOTAL JUST VALUE		85,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		84,366

SALE:1:1: LOT 1 & N1/2 LOT 2 BLK 6 LAKE VILLAS ADD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
			01/04/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/1868	11/16/2022	WD	Q	I	01	83,500
GRANTOR: SHEPARDSON HOWARD A						
GRANTEE: ORTIZ DENISE						
1207/0465	12/27/2010	WD	U	I	16	19,000
GRANTOR: BENJAMIN M WALKER						
GRANTEE: HOWARD A SHEPARDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 UST= N3 W8 S3 E8$ W8 S21 FCP= W12 S16 E12 N16$ S4
FOP= S8 E12 N8 W12$ E31 N25$.

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	50	

LAND DESCRIPTION

TOTAL OB/XF 50

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	94.00	115.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/01/2024 BY JS Total Acres: 0.25 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS