S DIV: BEG SW COR, RUN N 169.5 F 169.5 FT, W 147 FT TO POB. BLOCK

BONDS WILLIAM DAVID/MUSGROVE SHARON E
796 SE DIVISION AVE
LAKE CITY, FL 32025

2027

00-00-00-14134-000

BUILDING CHARACTERISTICS

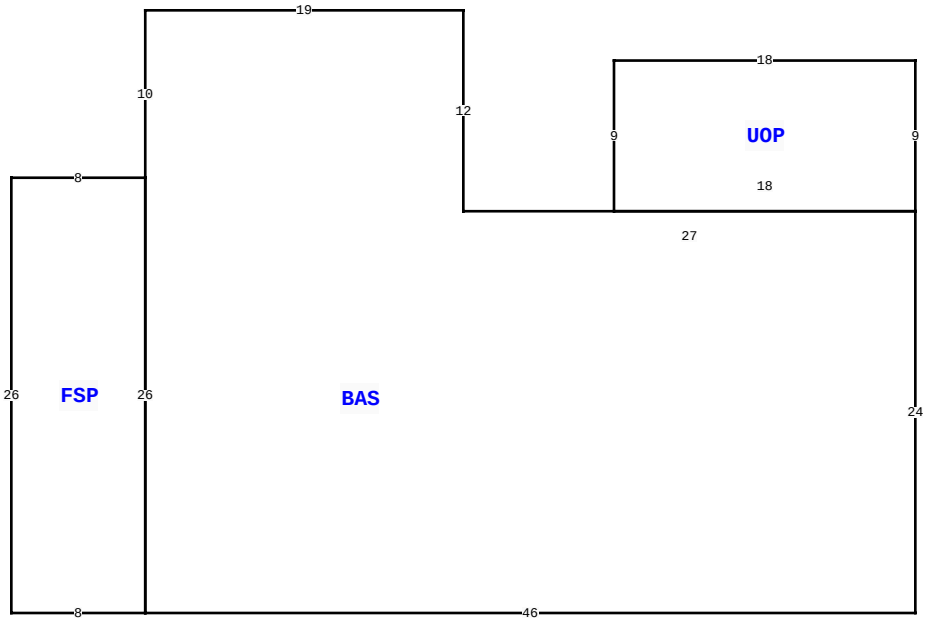
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,332	100		1,332	64,182
FSP	208	40		83	3,999
UOP	162	20		32	1,542
TOTALS	1,702			1,447	69,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,447	67.3920	74.13	107,266	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 50% - 2019 Heated Area: 1332 HX Base Yr 2019



796 SE DIVISION 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		69,723
TOTAL MARKET OB/XF VALUE		2,260
TOTAL LAND VALUE - MARKET		15,080
TOTAL MARKET VALUE		87,063
SOH/AGL Deduction		12,108
ASSESSED VALUE		74,955
TOTAL EXEMPTION VALUE	HA HAB	25,000
BASE TAXABLE VALUE		49,955
TOTAL JUST VALUE		87,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		88,333

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2214	5/30/2018	QC	U	I	11	100
GRANTOR: BARBARA ANNE BONDS (2						
GRANTEE: WILLIAM DAVID BONDS						
1361/2217	4/30/2018	QC	U	I	11	100
GRANTOR: WILLIAM RANDAL ANDERS						
GRANTEE: WILLIAM DAVID BONDS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 N12 W19 S10 FSP= W8S26 E8 N26$ S26 E46 N24$ UOP= N9 W18 S9 E18$.

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	0120	CLFENCE 4	0	50	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0294	SHED WOOD/	0	50	18	20	360.00	UT	10.00	10.00	60	2013	2013	3	60	2,160	

LAND DESCRIPTION

TOTAL OB/XF 2,260

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	50			0.00	0.00	23,200.00	SF		1.00	1.00	0.65	1.00	0.65	15,080							

REVIEW DATE 10/27/2016 BY DF Total Acres: 0.53 Total Land Value: 15,080 Market: 0 Agricultural: 0 Common: 15,080 PRINTED 11/16/2026 BY SYS