S DIV: W 110 FT OF LOTS 1 & 2
BLOCK A HALLS S/D.
LIFE ESTATE ORB 793-1716,

WARREN CURTIS ONEAL
719 SE DIVISION AVE
LAKE CITY, FL 32025

2026

00-00-00-14164-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 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

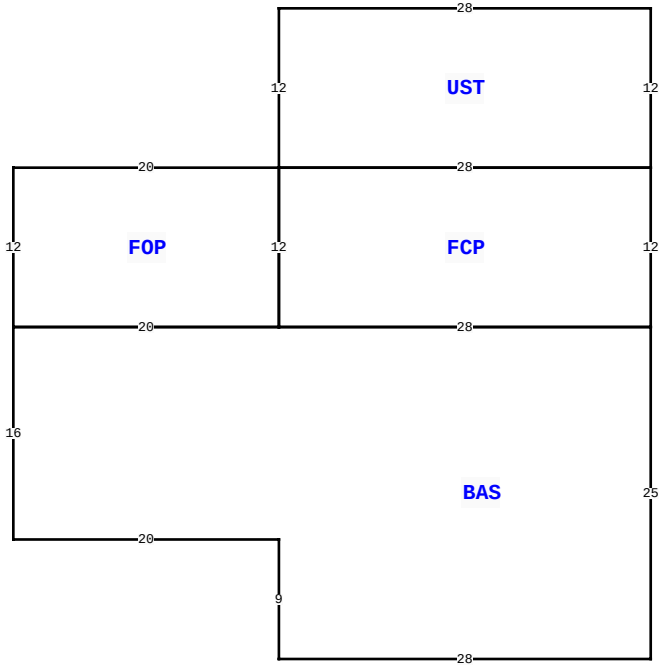
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100		1,020	62,865
FCP	336	25		84	5,177
FOP	240	30		72	4,438
UST	336	45		151	9,307
TOTALS	1,932			1,327	81,787

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	84.6600	94.82	125,826	1952	1952	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2008 Heated Area: 1020 HX Base Yr 2008



719 SE DIVISION 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	0070	CARPORT UF	0	100	11	15	1.00	UT	0.00	0.00	100	0	0	3	100	495	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	332.00	332.00	50	2011	2011	3	50	166	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		81,787
TOTAL MARKET OB/XF VALUE		761
TOTAL LAND VALUE - MARKET		12,840
TOTAL MARKET VALUE		95,388
SOH/AGL Deduction		39,176
ASSESSED VALUE		56,212
TOTAL EXEMPTION VALUE	HX HB	31,212
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		95,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		92,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FCP= N12 UST= N12 W28 S12 E28$ W28 S12 E28$ BAS= W28 FOP= N12 W20 S12 E20$ W20 S16E20 S9 E28 N25$.

LAND DESCRIPTION

TOTAL OB/XF 761

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		00	107.00	120.00	12,840.00	SF		1.00	1.00	1.00	1.00	1.00	12,840							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.29 Total Land Value: 12,840 Market: 0 Agricultural: 0 Common: 12,840 PRINTED 06/23/2026 BY SYS