S DIV: LOTS 3, 4, 5, 6 & 7
BLOCK A HALLS S/D. ORB 299-443
676-183, 732-046,

MARCUM HARRY GREGORY JR M/SGT
689 SE DIVISION AVE
LAKE CITY, FL 32025

**2027**

**00-00-00-14166-000**

## 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 | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 06 | VINYL ASB 20 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| 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

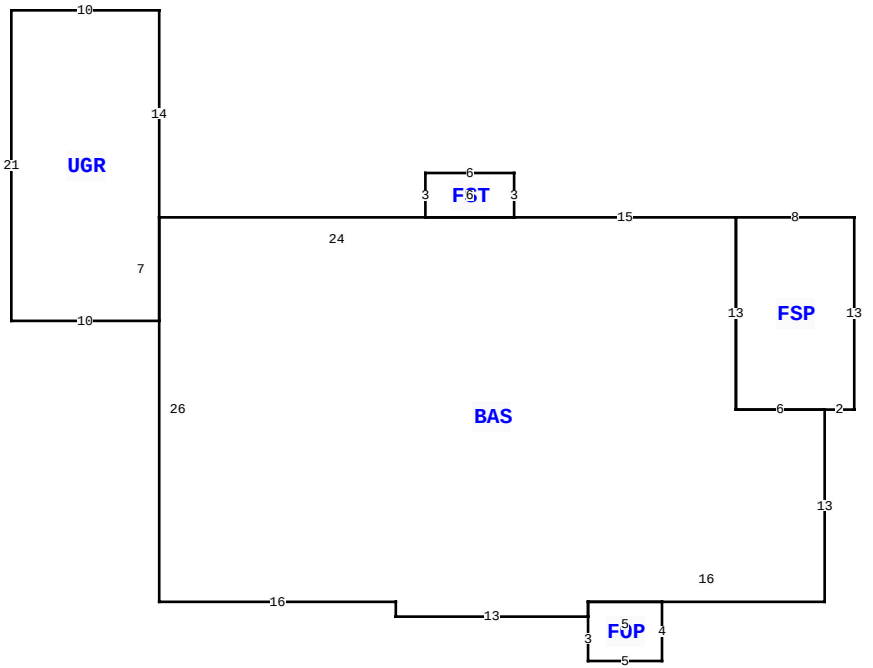
NEIGHBORHOOD/LOC 870317.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,105 | 100 | | 1,105 | 69,024 |
| FOP | 20 | 30 | | 6 | 375 |
| FSP | 104 | 40 | | 42 | 2,623 |
| FST | 18 | 55 | | 10 | 625 |
| UGR | 210 | 45 | | 94 | 5,871 |
| TOTALS | 1,457 | | | 1,257 | 78,519 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,257 | 87.3600 | 96.10 | 120,798 | 1950 | 1950 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1105 HX Base Yr




689 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 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 20 | 240.00 | UT | 5.00 | 5.00 | 100 | 1994 | 1994 | 3 | 100 | 1,200 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 18 | 20 | 360.00 | UT | 3.00 | 3.00 | 100 | 1993 | 1993 | 3 | 100 | 1,080 | |
| 3 | 0130 | CLFENCE 5 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,800 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 50 | |
| 5 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 6 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 3,200 | |
| 7 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 78,519 |
| TOTAL MARKET OB/XF VALUE | | 8,630 |
| TOTAL LAND VALUE - MARKET | | 23,597 |
| TOTAL MARKET VALUE | | 110,746 |
| SOH/AGL Deduction | | 60,659 |
| ASSESSED VALUE | | 50,087 |
| TOTAL EXEMPTION VALUE | HX HB | 25,087 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 110,746 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 112,167 |

LAND:1:1: 0.75 AC TOTAL LOTS 3, 4, 5, 6 & 7

| 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

BAS= W15 FST= N3 W6 S3 E6$ W24 UGR= N14 W10 S21 E10 N7$ S26 E16S1 E13 FOP= S3 E5 N4 W5 S1$ N1 E16 N13 FSP= E2 N13W8 S13 E6$ W6 N13$.

## LAND DESCRIPTION

TOTAL OB/XF 8,630

| 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 | 0.00 | 0.00 | 33,710.00 | SF | | 1.00 | 1.00 | 0.70 | 1.00 | 0.70 | 23,597 | | | | | | | |

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.77 Total Land Value: 23,597 Market: 0 Agricultural: 0 Common: 23,597 PRINTED 11/16/2026 BY SYS