S DIV: N 60 FT OF LOTS 20 & 21
BLOCK E KRIPNERS S/D.
ORB 684-125, 970-2570 & WD

POLK CARY D
603 SE CHURCH AVE APT#102
LAKE CITY, FL 32024

2027

00-00-00-14207-000

BUILDING CHARACTERISTICS

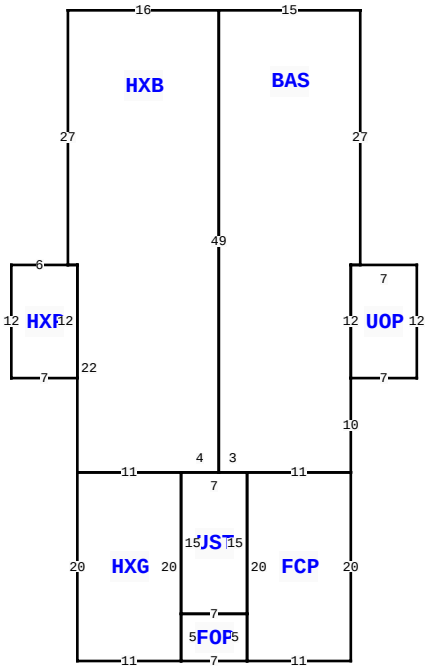
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		2 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0800	MULTI-FAM <10
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	713	100		713	29,989
FCP	220	25		55	2,314
FOP	35	30		10	421
HXB	762	100		762	32,050
HXG	220	55		121	5,090
HXP	84	30		25	1,052
UOP	84	20		17	715
UST	105	45		47	1,977
TOTALS	2,223			1,750	73,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,750	96.6877	84.12	147,210	1964	1964	0	0	0	50.00	50.00

1 DUPLEX 51.86% - 2013 Heated Area: 1475 HX Base Yr 2013



603 SE CHURCH 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	73,605
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	86,455
SOH/AGL Deduction	16,107
ASSESSED VALUE	70,348
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	45,348
TOTAL JUST VALUE	86,455
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
548	MAINT/ALTR	50	12/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1244/1726	11/08/2012	WD	Q	I	01	42,500
GRANTOR: JUNE N EPPERSON TSTEE						
GRANTEE: CARY D POLK						
0970/2570	12/10/2002	WD	Q	I	03	100
GRANTOR: JUNE N EPPERSON						
GRANTEE: JUNE N EPPERSON TST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 HXB= W16 S27 HXP= W6 S12E7 N12 W1$ E1 S22 HXG= S20 E11 N20 W11$ E11 UST= S15 FOP= S5 E7 N5 W7$ E7 N15 W7$ E4 N49$ S49 E3 FCP= S20 E11 N20 W11$ E11 N10UOP= E7 N12 W7 S12$ N12 E1 N27$.

LAND DESCRIPTION

TOTAL OB/XF 850

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	0800	C	MULTI-FAM	100		RSF-1	60.00	100.00	6,000.00	SF		1.00	1.00	1.00	2.00	2.00	12,000							

REVIEW DATE 11/15/2016 BY DF Total Acres: 0.14 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS