S DIV: S1/2 OF LOTS 1 & 2 BLOCK
PARK S/D.

CCBD LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2027

00-00-00-14222-000

BUILDING CHARACTERISTICS

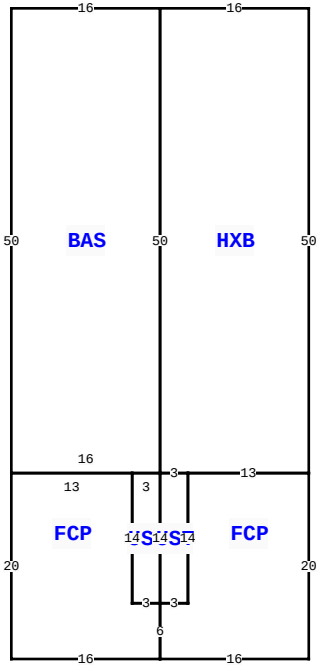
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	17	MSNRY STUC 50
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	800	100		800	66,551
FCP	278	25		70	5,823
FCP	278	25		70	5,823
HXB	800	100		800	66,551
UST	42	45		19	1,580
UST	42	45		19	1,580
TOTALS	2,240			1,778	147,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,778	123.3750	107.34	190,851	1965	2005	0	0	0	22.50	77.50

1 DUPLEX 0% - 2025 Heated Area: 1600 HX Base Yr



762 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	147,910
TOTAL MARKET OB/XF VALUE	500
TOTAL LAND VALUE - MARKET	19,527
TOTAL MARKET VALUE	167,937
SOH/AGL Deduction	0
ASSESSED VALUE	167,937
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	167,937
TOTAL JUST VALUE	167,937
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	167,937

SALE:2:1: 2 DEEDS - 1 PARCEL

SALE:1:1: 2 DEEDS - 1 PARCEL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043814	Roof Replacement	12,000	03/01/2022
1305	MAINT/ALTR	50	05/28/2009
1786	SFR	320	04/20/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1518/755	6/28/2024	WD	Q	I	01	190,000
GRANTOR: DOWN-IVES BEVERLY LYN						
GRANTEE: CCBD LLC						
1124/2215	7/11/2007	WD	Q	I		120,000
GRANTOR: RIGSBY						
GRANTEE: BEVERLY LYNN DOWNS-						

BUILDING NOTES

BUILDING DIMENSIONS

HXB= W16 BAS= W16 S50 FCP= S20 E16 N6 UST= N14 W3 S14 E3$ W3 N14 W13$ E16 N50 $ S50 UST= S14 E3 N14 W3$ E3 FCP= S14 W3 S6 E16 N20 W13$ E13 N50$.

LAND DESCRIPTION

TOTAL OB/XF 500

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	0		00	0.00	0.00	6,509.00	SF		1.00	1.00	1.50	2.00	3.00	19,527							

REVIEW DATE 10/09/2024 BY TP Total Acres: 0.15 Total Land Value: 19,527 Market: 0 Agricultural: 0 Common: 19,527 PRINTED 11/16/2026 BY SYS