S DIV: LOTS 1, 2 & 3 BLOCK A WIL
771-470, 771-584, LE 1281-2299,

FALCON OSMIEL FRANCISCO/HERRERA ALEIDA
1189 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-14253-000

BUILDING CHARACTERISTICS

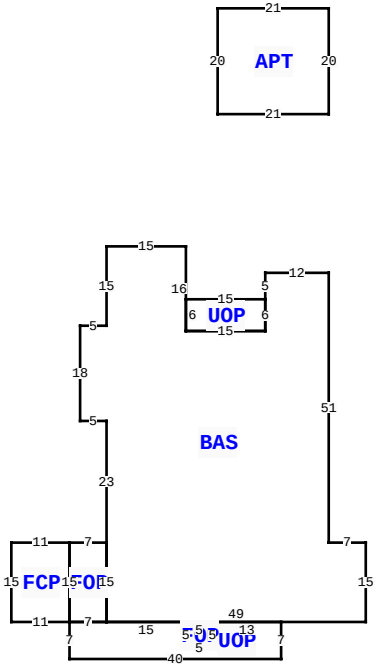
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	01	FLAT 100
Roof Cover	02	ROLL COMP 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
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
APT	420	100		420	17,340
BAS	2,877	100		2,877	118,777
FCP	165	25		41	1,693
FOP	25	30		8	331
FOP	105	30		32	1,321
UOP	90	20		18	743
UOP	255	20		51	2,106
TOTALS	3,937			3,447	142,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	3,447	73.7200	82.57	284,619	1924	1924	0	0	15	35.00	50.00

1 SINGLE FAM 0% - 2023 Heated Area: 3297 HX Base Yr



1189 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	142,310
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	172,710
SOH/AGL Deduction	0
ASSESSED VALUE	172,710
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,710
TOTAL JUST VALUE	172,710
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,210

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045460	Remodel	22,700	09/15/2022
000045368	Roof Replacement	20,000	09/02/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/403	2/04/2026	QC	U	I	11	100
GRANTOR: FALCON OSMIEL FRANCIS						
GRANTEE: FALCON OSMIEL FRANC						
1470/177	6/24/2022	WD	Q	I	01	139,000
GRANTOR: LIST IRVIN JR						
GRANTEE: FEBRE ALBERTO A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S5 UOP= W15 S6 E15N6$ S6 W15 N16 W15 S15 W5 S18 E5 S23 FOP= W7 FCP= W11 S15 E11 N15$ S15 E7 N15$ S15 UOP= W7 S7 E40 N7 W13 FOP= W5 S5 E5 N5$ S5 W5 N5 W15$ E49N15 W7 N51$ PTR=N30 APT= N20W21 S20 E21$ S30$.

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	300	
2	0251	LEAN TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		*RSF-2	150.00	200.00	30,000.00	SF		1.00	1.00	1.00	1.00	1.00	30,000							

REVIEW DATE 11/21/2022 BY JS Total Acres: 0.69 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 06/22/2026 BY SYS