COMM 984 FT S OF NW COR OF SEC R
TO E R/W WALTER LITTLE RD, S ALO
FT FOR POB, RUN E 494.94 FT, S 1

BLANK DAVID W/BLANK BONNIE
611 SW WALTER AVE
LAKE CITY, FL 32024-1746

2027

01-5S-16-03397-014

BUILDING CHARACTERISTICS

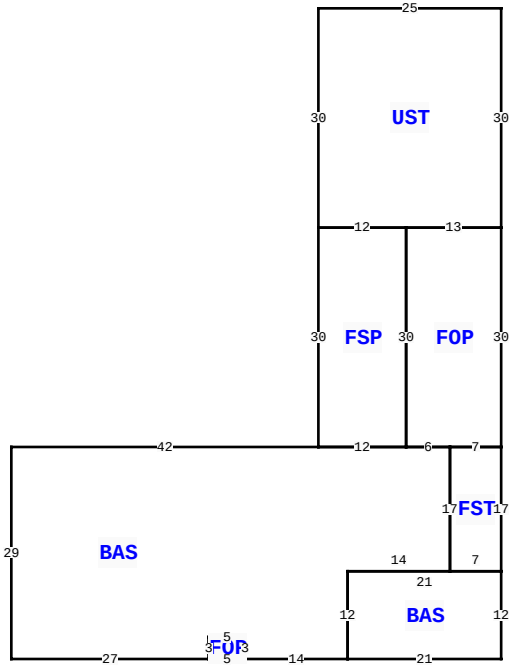
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	252	100		252	19,926
BAS	1,557	100		1,557	123,116
FOP	15	30		4	317
FOP	390	30		117	9,251
FSP	360	40		144	11,387
FST	119	55		65	5,140
UST	750	45		338	26,727
TOTALS	3,443			2,477	195,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	110.5920	121.65	301,327	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1809 HX Base Yr 2000



611 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	344.00	UT	2.25	2.25	100	2009	2009	3	100	774	
3	0258	PATIO	0	100	18	9	162.00	UT	2.25	2.25	100	2009	2009	3	100	365	
4	0020	BARN,FR	0	100	20	32	640.00	UT	15.00	15.00	100	2009	2009	3	100	9,600	
5	0251	LEAN TO W/	0	100	12	32	384.00	UT	4.00	4.00	100	2009	2009	3	100	1,536	
6	0251	LEAN TO W/	0	100	12	32	384.00	UT	4.00	4.00	100	2009	2009	3	100	1,536	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		195,863
TOTAL MARKET OB/XF VALUE		15,011
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		242,874
SOH/AGL Deduction		90,095
ASSESSED VALUE		152,779
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		101,368
TOTAL JUST VALUE		242,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,432

SALE:1:1: 2 AC WITH HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046118	Additions	100,000	12/05/2023
000048674	Roof Replacement	17,000	11/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/0348	8/01/1999	WD	Q	I		90,000
GRANTOR: CLEMENTS						
GRANTEE: BLANK'S						
0785/1862	2/01/1994	WD	Q	I		75,000
GRANTOR: MARTHA DILLASHAW						
GRANTEE: THOMAS W CLEMENTS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S29 E27 FOP= E5 N3 W5 S3$ N3 E5 S3 E14 BAS= E21 N12 W21 S12$ N12 E14 FST= E7 N17 W7 S17$ N17 FOP= E7 N30 W13 S30 E6$ W6 FSP= N30 UST= E13 N30 W25 S30 E12$ W12S30 E12$ W12$.

LAND DESCRIPTION

TOTAL OB/XF 15,011

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		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 02/06/2024 BY JS Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/16/2026 BY SYS