COMM NE COR, RUN S 2652.09 FT, W OLD WIRE RD, N 159.65 FT FOR POB FT, W 254.22 FT, S 157.22 FT, E

BELL ROBERT/BELL SANDY
768 SW WALTER AVE
LAKE CITY, FL 32024

2027

02-5S-16-03420-000

BUILDING CHARACTERISTICS

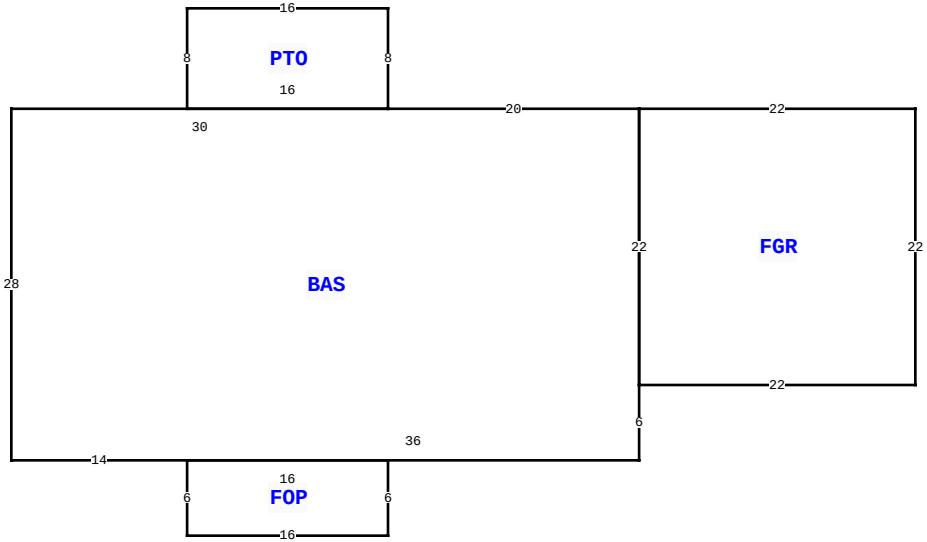
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	145,955
FGR	484	55		266	27,732
FOP	96	30		29	3,023
PTO	128	5		6	625
TOTALS	2,108			1,701	177,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	145.8050	160.39	272,823	1999	1999	0	0	0	35.00	65.00

3 SINGLE FAM 0% - 2022 Heated Area: 1400 HX Base Yr



768 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026 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	772.00	UT	1.50	1.50	100	1999	1999	3	100	1,158	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	500	
3	0166	CONC,PAVMT	0	0	0	0	1,724.00	UT	2.25	2.25	100	2009	2009	3	100	3,879	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	177,335
TOTAL MARKET OB/XF VALUE	5,537
TOTAL LAND VALUE - MARKET	17,854
TOTAL MARKET VALUE	200,726
SOH/AGL Deduction	0
ASSESSED VALUE	200,726
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,726
TOTAL JUST VALUE	200,726
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,943

BLDG:2:1: MERI MH (RP'D-DREXAL/KARYN MADDOX)
SALE:2:1: .0913 ACRES.
XFOB:1:1: MAGNOLIA MH
BLDG:1:1: MAGNOLIA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054418	Solar Power Syste	66,197	11/06/2025
000049234	Roof Replacement	13,475	02/19/2024
14380	SFR	240	08/10/1998
12464	M H	125	04/29/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q/U	V/I	RSN CD	SALE PRICE
1455/1184	12/17/2021	WD	U	I	38	210,000
GRANTOR: SHAHEEN DANIEL D						
GRANTEE: BELL ROBERT						
0878/1801	4/16/1999	WD	Q	I		86,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: SHAHEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 PTO= N8 W16 S8 E16$ W30 S28 E14 FOP= S6 E16 N6 W16$ E36 N6 FGR= E22 N22 W22 S22$ N22$.

LAND DESCRIPTION

TOTAL OB/XF 5,537

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		A-1	0.00	0.00	0.91	AC		1.00	1.00	1.09	18,000.00	19,620.00	17,854							

REVIEW DATE 02/17/2026 BY AJ Total Acres: 0.91 Total Land Value: 17,854 Market: 0 Agricultural: 0 Common: 17,854 PRINTED 11/17/2026 BY SYS