BEG NW COR OF E1/2 OF SW1/4 OF SW1/4, RUN S 481.70 FT TO C/L OF RD, E 56.95 FT, SE ALONG

BALOG JOHN E
135 SW BROOKHAVEN WAY
LAKE CITY, FL 32024

2026

02-5S-16-03444-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2516.0400 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

135 SW BROOKHAVEN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	10,388
TOTAL LAND VALUE - MARKET	49,000
TOTAL MARKET VALUE	59,388
SOH/AGL Deduction	5,315
ASSESSED VALUE	54,073
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	54,073
TOTAL JUST VALUE	59,388
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	54,488

BLDG:1:1: UCP TO UOP

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1010/2038	2/22/2004	WD	Q	I		190,000
GRANTOR: PAUL L & SHERRON L ZI						
GRANTEE: JOHN E BALOG						
0817/1510	2/14/1996	WD	Q	I		129,900
GRANTOR: WILLIAM MORSE						
GRANTEE: PAUL ZIMMERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0280	POOL R/CON	0	0	32	16	512.00	UT	21.00	21.00	100	1990	1990	3	40	4,301	
2	0166	CONC,PAVMT	0	0	22	22	484.00	UT	2.00	2.00	100	1994	1994	3	100	968	
3	0031	BARN,MT AE	0	0	0	0	1.00	UT	2,500.00	2,500.00	100	0	0	3	100	2,500	
4	0282	POOL ENCL	0	0	24	48	1,152.00	UT	5.25	5.25	100	1993	1993	3	40	2,419	
5	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	
6	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 10,388

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	0.70	10,000.00	7,000.00	7,000							
2	0000	C	VAC RES	0		00	0.00	0.00	6.00	AC		1.00	1.00	0.70	10,000.00	7,000.00	42,000							

REVIEW DATE 02/18/2026 BY JB Total Acres: 7.00 Total Land Value: 49,000 Market: 0 Agricultural: 0 Common: 49,000 PRINTED 06/09/2026 BY SYS