LOT 4 MARION PLACE S/D BLOCK A P
995-1973, WD 1466-1366

WILLIAMS CHRISTOPHER/SCHLITZKUS LISA
118 N MARION AVE
LAKE CITY, FL 32055

2027

05-4S-17-07610-304

BUILDING CHARACTERISTICS

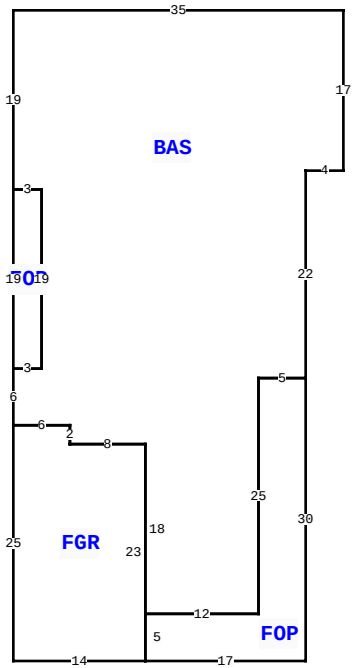
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,606	100		1,606	169,440
FGR	334	55		184	19,413
FOP	57	30		17	1,793
FOP	210	30		63	6,647
TOTALS	2,207			1,870	197,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,870	121.4136	133.55	249,738	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2023 Heated Area: 1606 HX Base Yr 2023



1808 SW PALOMA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	100	0	0	476.00	UT	2.00	2.00	100	2004	2004	3	100	952	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		197,293
TOTAL MARKET OB/XF VALUE		952
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		216,745
SOH/AGL Deduction		2,713
ASSESSED VALUE		214,032
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,621
TOTAL JUST VALUE		216,745
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2801	SFR	262	10/23/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1466/1366	5/02/2022	WD	Q	I	01	216,000
GRANTOR: TILLOTSON DORIS						
GRANTEE: WILLIAMS CHRISTOPHE						
0995/1973	9/24/2003	WD	Q	I		149,900
GRANTOR: COLUMBIA INVESTORS LL						
GRANTEE: DORIS & JAMES MICHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 S19 FOP= S19 E3 N19 W3$ E3 S19 W3 S6 FGR= S25 E14 N23 W8 N2 W6$ E6 S2 E8 S18 FOP= S5 E17 N30 W5 S25 W12$ E12 N25 E5 N22 E4 N17$.

LAND DESCRIPTION

TOTAL OB/XF 952

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS