LOT 3 BLOCK 6 LAKEWOOD S/D.

ORB 314-502, 646-523

WEBB BILLY
1550 SE VALENCIA DR
LAKE CITY, FL 32025

2027

05-4S-17-07825-000

BUILDING CHARACTERISTICS

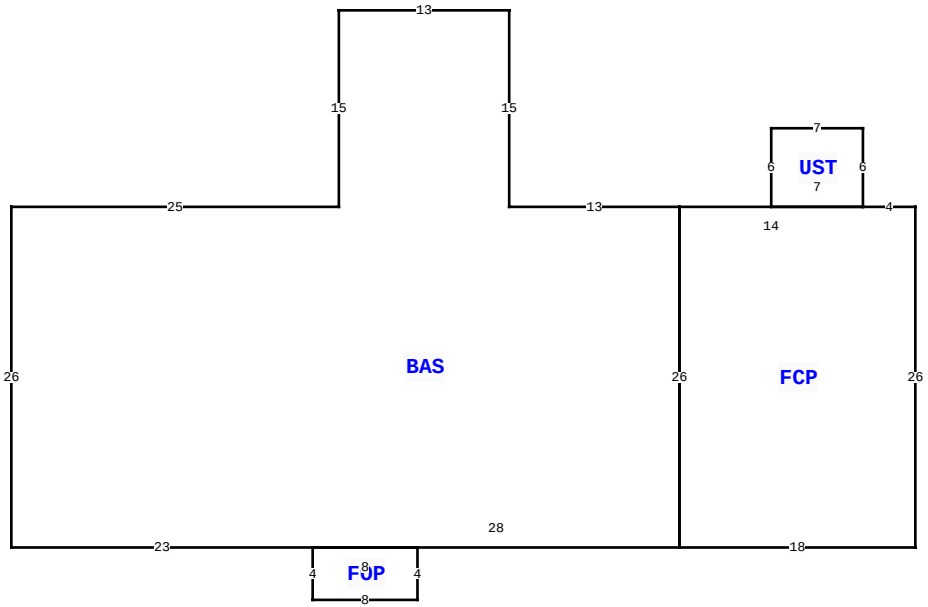
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,521	100		1,521	111,905
FCP	468	25		117	8,608
FOP	32	30		10	736
UST	42	45		19	1,398
TOTALS	2,063			1,667	122,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,667	102.9000	113.19	188,688	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1521 HX Base Yr 2026



1550 SE VALENCIA DR, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	1.00	UT	0.00	0.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		122,647
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		14,850
TOTAL MARKET VALUE		137,897
SOH/AGL Deduction		0
ASSESSED VALUE		137,897
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,486
TOTAL JUST VALUE		137,897
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N15 W13 S15 W25 S26 E23 FOP= S4 E8 N4 W8$ E28 FCP= E18 N26 W4 UST= N6 W7S6 E7$ W14 S26$ N26$.

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	100		*RSF-2	110.00	90.00	9,900.00	SF		1.00	1.00	1.00	1.50	1.50	14,850							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.23 Total Land Value: 14,850 Market: 0 Agricultural: 0 Common: 14,850 PRINTED 11/17/2026 BY SYS