BEG 595 FT E OF NW COR OF SW1/4
RUN S 105 FT, E 420 FT TO US-441
RD 105 FT, W 420 FT TO POB.

ROBERTS RONNIE T
2069 SW 40TH AVE
BELL, FL 32619

2026

08-4S-17-08194-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

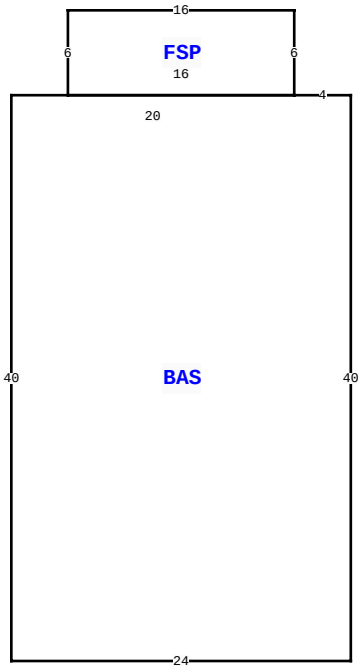
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	8417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	35,156
FSP	96	40		38	1,392
TOTALS	1,056			998	36,548

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	998	49.4208	56.34	56,227	1935	1935	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 960 HX Base Yr



2614 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	36,548
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	16,250
TOTAL MARKET VALUE	60,998
SOH/AGL Deduction	0
ASSESSED VALUE	60,998
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,998
TOTAL JUST VALUE	60,998
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	60,355

SALE:1:1: SINGLE WIDE MBL-HOME WAS INCLUDED IN SAL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1165/0554	1/08/2009	WD	U	I	37	19,000
GRANTOR: JOSEPH ELWELL & CAROL						
GRANTEE: RONNIE ROBERTS						
0677/0445	2/28/1989	WD	U	I		29,000
GRANTOR: WILLIAMS ROBERT &						
GRANTEE: ELWELL JOSEPH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N6 W16 S6 E16$W20S40 E24 N40$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 8,200

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			105.00	420.00	1.00	AC		1.00	1.00	1.25	13,000.00	16,250.00	16,250							

REVIEW DATE 04/05/2017 BY DF Total Acres: 1.00 Total Land Value: 16,250 Market: 0 Agricultural: 0 Common: 16,250 PRINTED 05/08/2026 BY SYS