

LOTS 1, 2 & 3 BLOCK 5 LAKESIDE H  
S/D & ALSO THAT PART OF A CLOSED  
CONTIGUOUS TO THE ABOVE DESC'D L

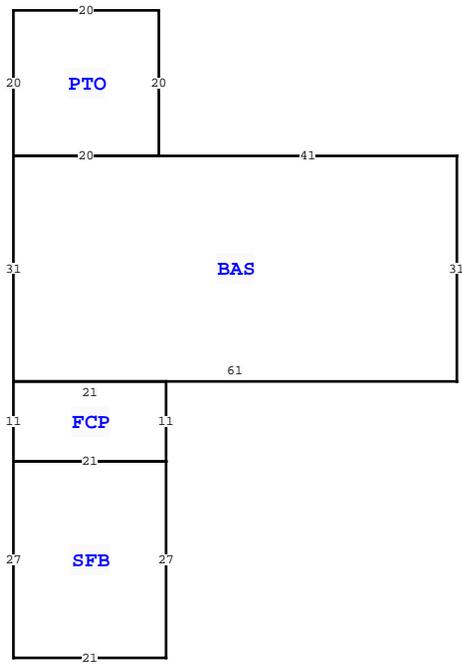
LAVOIE WHITNEY S  
117 SW BALBOA PL  
LAKE CITY, FL 32025

**2026**

08-4S-17-08231-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	60
Exterior Wall	06	BD/BATTEN	40
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	08	SHT VINYL	10
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
Architectural	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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2025		Heated Area: 2458					HX Base Yr	2025



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,891	100		1,891	147,068
FCP	231	25		58	4,511
PTO	400	5		20	1,555
SFB	567	80		454	35,309
<b>TOTALS</b>	<b>3,089</b>			<b>2,423</b>	<b>188,443</b>

117 SW BALBOA PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026
INC DATE		AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0		1.00	UT 0.00	100	0
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	100	0

TOTAL OB/XF 1,300

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100			0.00	0.00	3.00	LT	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.25	22,500.00	28,125.00	84,375							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			188,443
TOTAL MARKET OB/XF VALUE			1,300
TOTAL LAND VALUE - MARKET			84,375
TOTAL MARKET VALUE			274,118
SOH/AGL Deduction			11,400
ASSESSED VALUE			262,718
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			211,307
TOTAL JUST VALUE			274,118
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			255,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052978	Remodel	4,041	04/30/2025
000042519	Roof Replacement	18,173	08/10/2021
14031	DEMOLISH	50	05/20/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1411/0692	5/11/2020	WD U	I	I	30	100
GRANTOR: JOHN BRYAN						
GRANTEE: JOHN BRYAN & WHITNE						
0723/0001	6/21/1990	WD U	I	I	35	61,500
GRANTOR: JEAN ROOF						
GRANTEE: JOHN BRYAN						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W41 PTO= N20 W20 S20 E20\$ W20 S31 FCP= S11 SFB= S27 E21 N27 W21\$ E21 N11 W21\$ E61 N31\$.											