LOTS 8 & 9 BLOCK 6 LAKESIDE HEIG
S/D & ALSO THAT PART OF A CLOSED
CONTIGUOUS TO THE ABOVE DESC'D L

JACKSON RONNIE L JR/ADAMS-JACKSON TIFFANY S
180 BALBOA PL
LAKE CITY, FL 32025

2026

08-4S-17-08242-000

BUILDING CHARACTERISTICS

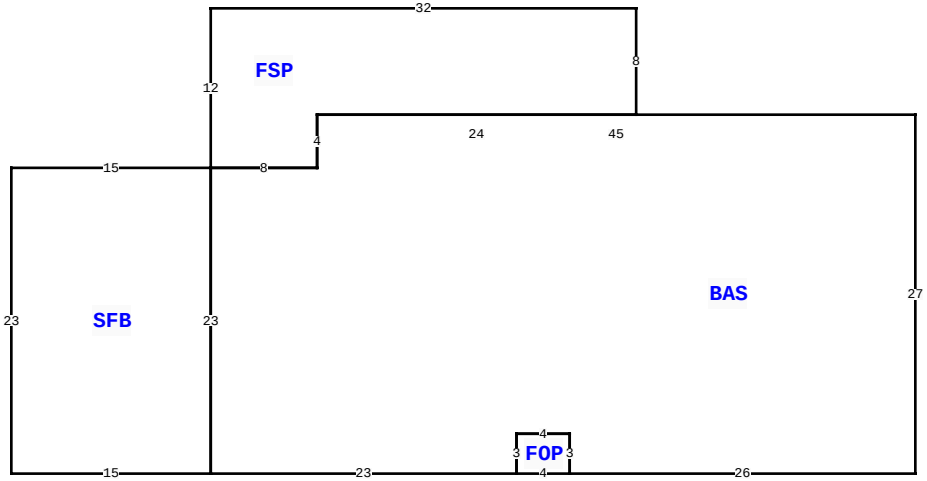
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,387	100		1,387	120,231
FOP	12	30		4	346
FSP	288	40		115	9,968
SFB	345	80		276	23,925
TOTALS	2,032			1,782	154,471

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	119.0700	133.36	237,648	1962	1985	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1732 HX Base Yr



180 SW BALBOA PL, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	154,471
TOTAL MARKET OB/XF VALUE	1,900
TOTAL LAND VALUE - MARKET	37,000
TOTAL MARKET VALUE	193,371
SOH/AGL Deduction	0
ASSESSED VALUE	193,371
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,371
TOTAL JUST VALUE	193,371
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,371

PRCL:0:5: N

SALE:2:1: LOTS 8 & 9 BLK 6 LAKESIDE HEIGHTS S/D.

SALE:1:1: LOT 8 & 9 BLK 6 LAKESIDE HEIGHTS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/0334	12/13/2017	WD	Q	I	01	122,000
GRANTOR: BRUCE ALKIRE						
GRANTEE: RONNIE L JACKSON JR						
1038/0424	9/08/2004	WD	Q	I	01	65,000
GRANTOR: MANUFACTURERS & TRADE						
GRANTEE: BRUCE ALKIRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S4 W8 FSP= N12 E32 S8 W24 S4 W8$ SFB= W15 S23 E15 N23$ S23 E23 FOP= E4 N3 W4 S3$ N3 E4 S3 E26 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,900

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			0.00	0.00	2.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	37,000							

REVIEW DATE 04/03/2017 BY DF Total Acres: 0.41 Total Land Value: 37,000 Market: 0 Agricultural: 0 Common: 37,000 PRINTED 06/22/2026 BY SYS