

LOTS 10 & 11 BLOCK 6 LAKESIDE HE & ALSO THAT PART OF A CLOSED ALL TO THE ABOVE DESC'D LOTS. RESOL#

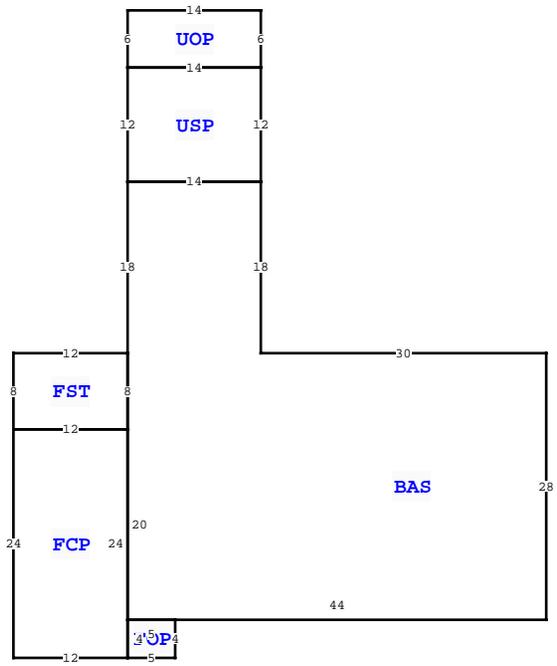
COURSON LAMAR H/COURSON TAMMY L  
202 SW BALBOA PL  
LAKE CITY, FL 32055

2026

08-4S-17-08243-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	10	TERRAZZO 100	
Air Condition	02	WINDOW 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectural Units	05	CONV 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
BAS	1,484	100	
FCP	288	25	
FOP	20	30	
FST	96	55	
UOP	84	20	
USP	168	35	
TOTALS	2,140		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,691	108.4050	123.58	208,974	1961	1961	0	0	35.00	65.00
1 SINGLE FAM			100% - 2024	Heated Area: 1484		HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,833
TOTAL MARKET OB/XF VALUE			1,900
TOTAL LAND VALUE - MARKET			37,000
TOTAL MARKET VALUE			174,733
SOH/AGL Deduction			1,403
ASSESSED VALUE			173,330
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			121,919
TOTAL JUST VALUE			174,733
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			172,348
SALE:2:1: HOUSE AND 2 LOTS			
SALE:1:1: LOTS 10 & 11 BLK 6 LAKESIDE HEIGHTS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
28345	MAINT/ALTR	30	01/28/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1483/886	1/24/2023	QC	U	I	11	0
GRANTOR: COURSON TAMMY L						
GRANTEE: COURSON LAMAR H						
1482/1556	1/09/2023	QC	U	I	11	0
GRANTOR: COURSON TAMMY L						
GRANTEE: COURSON LAMAR H						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0070	CARPORT UF	0	100	12	14	1.00	UT	0.00	100	1995
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0

TOTAL OB/XF											
1,900											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/21/2023	MLU							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS= W30 N18 USP= N12 UOP= N6 W14S6 E14\$ W14 S12 E14\$ W14S18 FST= W12 S8 E12 N8\$ S8 FCP= W12 S24 E12 N24 \$ S20 FOP= S4 E5 N4 W5\$ E44 N28\$.											

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	2.00	LT	1.00