THE S1/2 OF SE1/4 OF NW1/4 EX E & EX S 30 FT.

COLVIN WILLIAM M/COLVIN DOROTHY E
219 SE KLONDIKE PLACE
LAKE CITY, FL 32025

2027

09-4S-17-08301-004

BUILDING CHARACTERISTICS

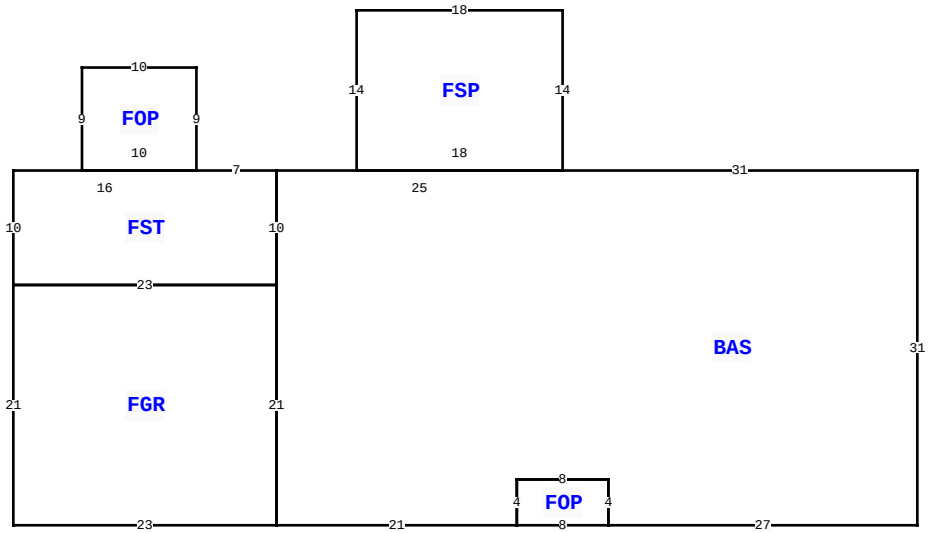
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,704	100		1,704	140,045
FGR	483	55		266	21,861
FOP	32	30		10	822
FOP	90	30		27	2,219
FSP	252	40		101	8,301
FST	230	55		126	10,355
TOTALS	2,791			2,234	183,604

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,234	114.9450	126.44	282,467	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1704 HX Base Yr



219 SE KLONDIKE PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0166	CONC,PAVMT	0	100	23	31	713.00	UT	1.12	1.12	100	0	0	3	100	799	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		183,604
TOTAL MARKET OB/XF VALUE		2,899
TOTAL LAND VALUE - MARKET		103,500
TOTAL MARKET VALUE		195,898
SOH/AGL Deduction		69,879
ASSESSED VALUE		126,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		74,608
TOTAL JUST VALUE		290,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,342

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051015	Electrical Servic	0	10/11/2024

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 FSP= N14 W18 S14 E18$ W25 FST= W7 FOP= N9 W10S9 E10$ W16 S10 E23 N10$ S10 FGR= W23 S21 E23 N21$ S21 E21FOP= E8 N4 W8 S4$ N4 E8 S4 E27 N31$.

LAND DESCRIPTION

TOTAL OB/XF 2,899

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,500.00	4,500.00	4,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	445.00	445.00	4,895							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	99,000							

REVIEW DATE 11/26/2024 BY TW Total Acres: 12.00 Total Land Value: 9,395 Market: 99,000 Agricultural: 4,895 Common: 4,500 PRINTED 11/17/2026 BY SYS