

S1/2 OF SE1/4 OF NW1/4 OF NW1/4,  
THE W SIDE FOR RD R/W & NW1/4 OF  
OF NW1/4 EX RD R/W ALSO EX RD R/

AVERY TOM  
131 NW ALORA GLN  
LAKE CITY, FL 32055

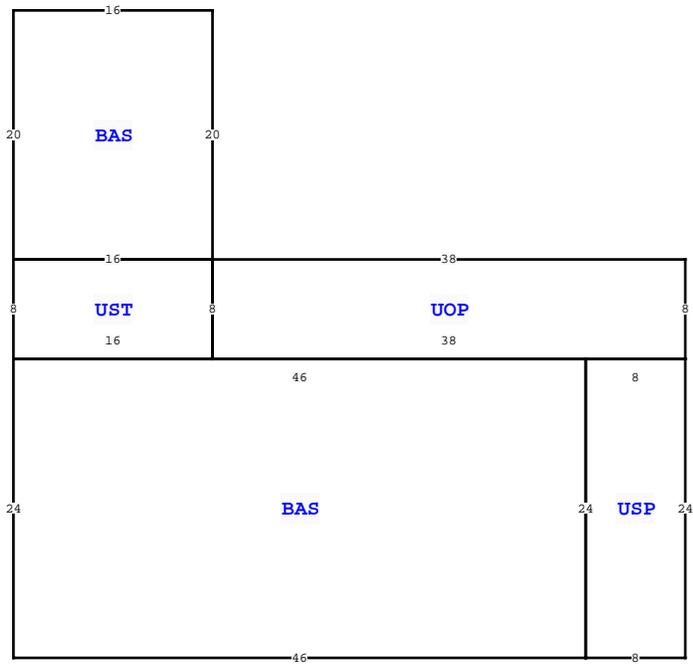
2026

10-3S-16-02054-004



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	02	WALL BD/WD	10
Interior Floor	14	CARPET	90
Interior Floor	06	VINYL ASB	10
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		1	100
Bathrooms		1	100
Frame		N/A	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	01	01	
DOR CODE	5000	IMPROVED	AG
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	10316.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	320	100	
BAS	1,104	100	
UOP	304	20	
USP	192	35	
UST	128	45	
TOTALS	2,048		1,610

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,610	71.4285	80.00	128,800	1985	1985	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2025 Heated Area: 1424 HX Base Yr												



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	0	18	20	360.00	UT	2.50	2.50	100	2008
2	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008
3	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2008
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	2008
5	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2014
7	9947	Septic	0	0	0	0	2.00	UT	3,000.00	3,000.00	100	
8	0255	MBL HOME s	0	0	0	0	1.00	UT	0.00	0.00	100	2017
9	0296	SHED METAL	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2023
10	0296	SHED METAL	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2023

TOTAL OB/XF												
23,576												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT
1	0100	C	SFR	0		A-1	0.00	0.00	3.00	AC		1.00
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.25	AC		1.00
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.25	AC		1.00

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			98,079
TOTAL MARKET OB/XF VALUE			24,576
TOTAL LAND VALUE - MARKET			50,800
TOTAL MARKET VALUE			140,645
SOH/AGL Deduction			0
ASSESSED VALUE			140,645
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			140,645
TOTAL JUST VALUE			173,455
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			163,930

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10083	M H	125	08/16/1995
6923	M H	60	03/09/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0854/0538	2/26/1998	WD Q	Q	V	01	100
GRANTOR: LARRY AVERY						
GRANTEE: TOM AVERY						
0854/0537	2/26/1998	WD Q	Q	I		36,500
GRANTOR: STRICKLAND						
GRANTEE: AVERY						

BUILDING NOTES	

BUILDING DIMENSIONS	
UOP= N8 W38 BAS= N20 W16 S20 E16\$ UST= W16 S8 E16 N8 \$ S8 E38\$ USP= W8 BAS= W46 S24E46 N24\$ S24 E8 N24\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
		23,576																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		A-1	0.00	0.00	3.00	AC		1.00	1.00	0.70	8,000.00	5,600.00	16,800							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	280.00	280.00	1,190							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.25	AC		1.00	1.00	1.00	8,000.00	8,000.00	34,000							

