

LOT 2 NORTHSIDE ACRES PHASE 2
 1/2 UNDIV INT & JTWS ORB 902-
 628, QC 1213-394,

CLARK BRENDA/MCNEIL THEREASA CRAY
 449 SE MONROE ST
 LAKE CITY, FL 32025

2026

13-3S-16-02099-202



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS											COLUMBIA COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																						
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 18,000 TOTAL MARKET VALUE 18,000 SOH/AGL Deduction 285 ASSESSED VALUE 17,715 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 17,715 TOTAL JUST VALUE 18,000 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 18,500 LAND:1:1: 1.03 AC																							
DOR CODE 0000 VACANT																	PERMIT NUM				DESCRIPTION		AMT		ISSUED															
MAP NUM																																								
NEIGHBORHOOD/LOC 13316.030 1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																								
EXTRA FEATURES																	BLD DATE				LGL DATE		05/07/2026		MLU															
L N	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																								
																	INC DATE				LAND DATE																			
LAND DESCRIPTION																	TOTAL OB/XF																							
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	0000	C	VAC RES	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,000.00	18,000.00	18,000																							
REVIEW DATE 05/07/2026 BY MLU																	Total Acres: 1.00				Total Land Value: 18,000				Market: 0				Agricultural: 0				Common: 18,000				PRINTED 06/08/2026 BY SYS			

BUILDING NOTES

BUILDING DIMENSIONS