BEGIN 234 FT S OF NE COR OF NE1/
RUN S 547 FT MOL, RUN W 475 FT T
DOUBLE RUN RD, NE ALONG RD TO A

MAYO ALBERT K
8920 NW 12TH AVE
MIAMI, FL 33150

2027

20-3S-17-05327-000

BUILDING CHARACTERISTICS

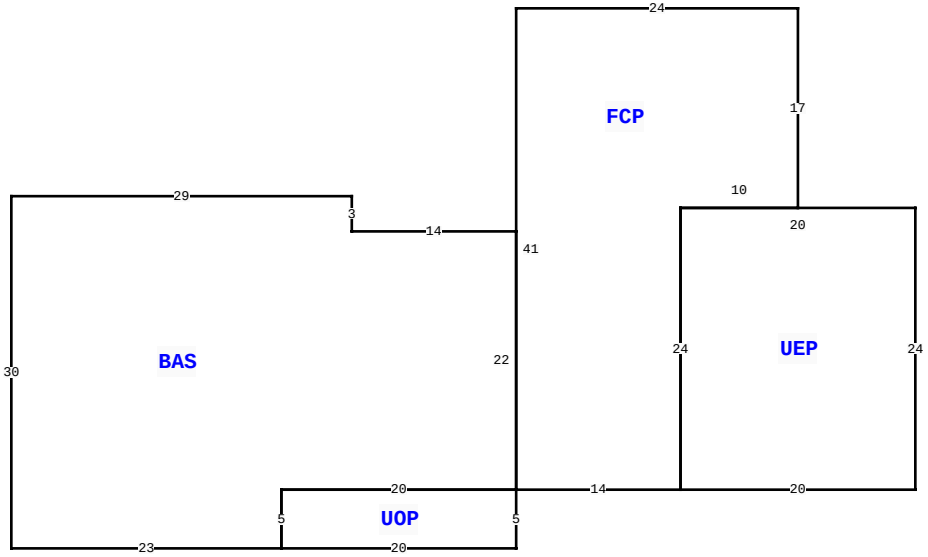
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100		1,148	83,701
FCP	744	25		186	13,562
UEP	480	60		288	20,998
UOP	100	20		20	1,458
TOTALS	2,472			1,642	119,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,642	101.9700	112.17	184,183	1955	1960	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1148 HX Base Yr



439 NE DOUBLE RUN RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0	0	0	1.00	UT	1,200.00	1,200.00	100	2011	2011	3	100	1,200	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	119,719
TOTAL MARKET OB/XF VALUE	8,200
TOTAL LAND VALUE - MARKET	33,575
TOTAL MARKET VALUE	161,494
SOH/AGL Deduction	0
ASSESSED VALUE	161,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	161,494
TOTAL JUST VALUE	161,494
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	163,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16067	M H	125	09/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1155/0490	7/22/2008	WD	Q	I	03	58,000
GRANTOR: DONALD & RUBY WALDRON						
GRANTEE: ALBERT K MAYO						
0730/0570	8/30/1990	WD	Q	I		40,000
GRANTOR: DONALD GILGORE						
GRANTEE: DONALD WALDRON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 S30 E23 UOP= E20 N5 W20 S5$ N5 E20 FCP= E14 UEP= E20 N24 W20 S24$ N24 E10 N17 W24 S41$ N22 W14 N3$.

LAND DESCRIPTION

TOTAL OB/XF 8,200

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	3.95	AC		1.00	1.00	1.00	8,500.00	8,500.00	33,575							

REVIEW DATE 12/21/2022 BY JD Total Acres: 3.95 Total Land Value: 33,575 Market: 0 Agricultural: 0 Common: 33,575 PRINTED 11/17/2026 BY SYS