LOT 6 BLOCK 1 UNIT 1 GWEN LAKE E
743-199, 846-1983, 860-1805, 909

VILLAR ANDRES R/VILLAR REBECCA K
789 W DUVAL ST
LAKE CITY, FL 32055

2027

31-3S-17-05970-000

BUILDING CHARACTERISTICS

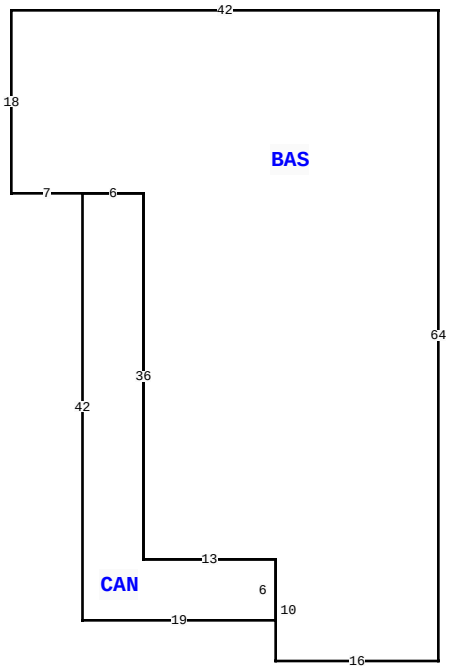
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		9 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	1900	PROFESS SVC/BLD
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100		1,960	136,655
CAN	330	30		99	6,903
TOTALS	2,290			2,059	143,558

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
5200	04	2,059	125.8992	98.20	202,194	2002	2002	0	0	0	29.00	71.00

1 OFFICE MED 0% - 0 Heated Area: 1960 HX Base Yr



861 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	143,558
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,214
TOTAL MARKET VALUE	153,772
SOH/AGL Deduction	0
ASSESSED VALUE	153,772
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	153,772
TOTAL JUST VALUE	153,772
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,772

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2396	COMMERCIAL	1,141	06/24/2002
2385	DEMOLISH	25	06/13/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0909/2186	8/23/2000	WD	Q	I		179,000
GRANTOR: FROD & WILLIAMS AS CO						
GRANTEE: ANDRES & REBECCA VI						
0846/1983	9/25/1997	WD	Q	I	04	0
GRANTOR: UMESH & SHILPA MHATRE						
GRANTEE: SARAH FORD & DOANAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S18 E7 CAN= S42 E19 N6 W13 N36 W6$ E6 S36 E13 S10 E16 N64$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	1910	C	MEDIC OFF	0		*RSF	-1 0.00	0.00	13,618.74	SF		1.00	1.00	0.50	1.50	0.75	10,214							

REVIEW DATE 03/03/2026 BY ME Total Acres: 0.31 Total Land Value: 10,214 Market: 0 Agricultural: 0 Common: 10,214 PRINTED 11/16/2026 BY SYS