BEG NW COR OF BLK 2, MCFARLANE P
40 FT TO W R/W US-90, N 22.40 FT
ST, W ALONG DUVAL ST 614.5 FT FO

KONDAS TREVOR
319 NW FETT WAY
LAKE CITY, FL 32055

2027

31-3S-17-06169-000

BUILDING CHARACTERISTICS

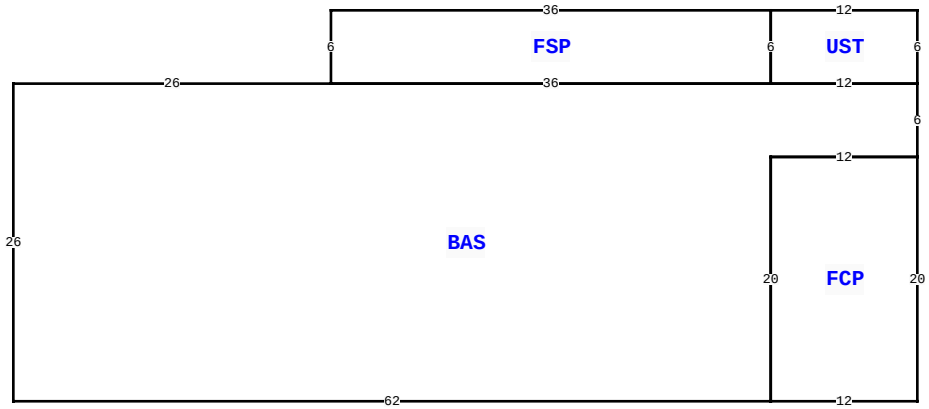
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	06	CUST PANEL 20
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	105,661
FCP	240	25		60	3,765
FSP	216	40		86	5,396
UST	72	45		32	2,008
TOTALS	2,212			1,862	116,829

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,862	103.7124	114.08	212,417	1964	1964	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1684 HX Base Yr



325 NW BURK AVE, 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
1	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2021	2020		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	116,829
TOTAL MARKET OB/XF VALUE	2,300
TOTAL LAND VALUE - MARKET	15,966
TOTAL MARKET VALUE	135,095
SOH/AGL Deduction	0
ASSESSED VALUE	135,095
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,095
TOTAL JUST VALUE	135,095
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/913	4/04/2025	WD	Q	I	01	159,000
GRANTOR: RHODES DAVID B JR						
GRANTEE: KONDAS TREVOR						
1433/1264	3/25/2021	WD	Q	I	01	144,400
GRANTOR: OLIVER LINDA R						
GRANTEE: RHODES DAVID B JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W26 S26 E62 N20 E12 N6 W12 W36 $
FCP=[ORIG=36,26] E12 N20 W12 S20 $
FSP=[ORIG=36,0] N6 W36 S6 E36 $
UST=[ORIG=48,0] N6 W12 S6 E12 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,300

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		*RO	0.00	0.00	10,644.08	SF		1.00	1.00	1.00	1.50	1.50	15,966							

REVIEW DATE 07/14/2025 BY TP Total Acres: 0.24 Total Land Value: 15,966 Market: 0 Agricultural: 0 Common: 15,966 PRINTED 11/16/2026 BY SYS