LOTS 6 & 7 BLOCK 30 CAMPHOR KNOL
812-193, CD 903-1325, QC 1165-25

209 WALTER LLC
9 OLD STATE ROAD
KEY LARGO, FL 33037

2026

33-3S-17-06596-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

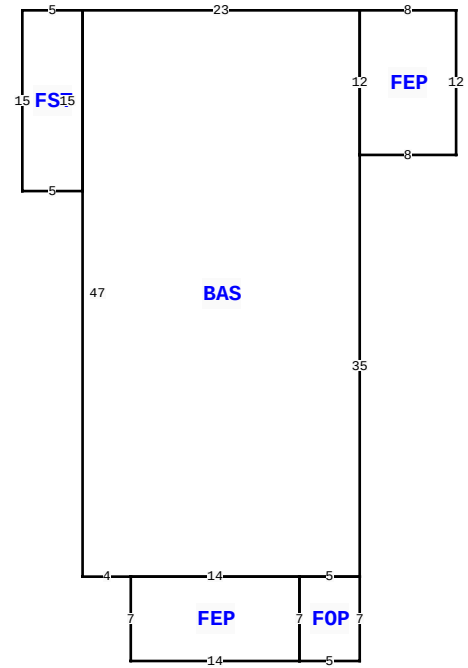
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 07
NEIGHBORHOOD/LOC	33317.100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,081	100		1,081	55,513
FEP	96	80		77	3,954
FEP	98	80		78	4,006
FOP	35	30		10	514
FST	75	55		41	2,105
TOTALS	1,385			1,287	66,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,287	81.9000	93.37	120,167	1950	1950	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2026 Heated Area: 1081 HX Base Yr



296 SE MONTROSE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	66,092
TOTAL MARKET OB/XF VALUE	2,600
TOTAL LAND VALUE - MARKET	16,600
TOTAL MARKET VALUE	85,292
SOH/AGL Deduction	0
ASSESSED VALUE	85,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	85,292
TOTAL JUST VALUE	85,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,908

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1558/1944	1/06/2026	WD	U	I	12	84,400
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: 209 WALTER LLC						
1545/2395	7/16/2025	CT	U	I	18	20,100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NATIONAL AS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W23 S47 E4 E14 E5 N35 N12 $
FEP=[ORIG=-19,47] S7 E14 N7 W14 $
FEP=[ORIG=0,12] E8 N12 W8 S12 $
FST=[ORIG=-23,0] W5 S15 E5 N15 $
FOP=[ORIG=-5,47] S7 E5 N7 W5 $
.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0060	CARPORT F	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
6	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,600

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		RSF/MH	51.00	123.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							
2	0100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,300.00	8,300.00	8,300							

REVIEW DATE 09/27/2022 BY ME Total Acres: 0.14 Total Land Value: 16,600 Market: 0 Agricultural: 0 Common: 16,600 PRINTED 05/12/2026 BY SYS