LOT 12 BLOCK 1 ODOM HEIGHTS S/D.
288-261, 793-608, 905-692, WD 13

BOONE JAMES F
182 SW GROUSE PL
LAKE CITY, FL 32025

2026

33-3S-17-06804-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

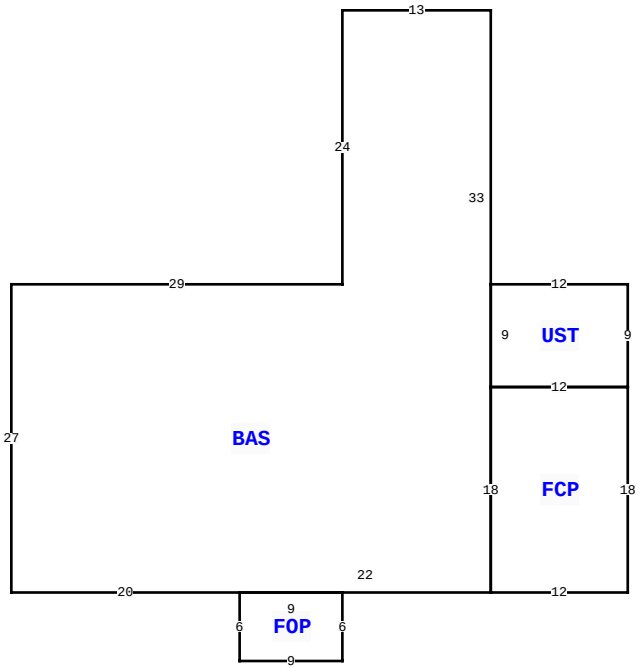
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	33317.150	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,446	100		1,446	120,006
FCP	216	25		54	4,482
FOP	54	30		16	1,328
UST	108	45		49	4,066
TOTALS	1,824			1,565	129,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	111.9960	127.68	199,819	1956	1956	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2018 Heated Area: 1446 HX Base Yr



652 SE MARGARET DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	129,882
TOTAL MARKET OB/XF VALUE	9,650
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	158,032
SOH/AGL Deduction	0
ASSESSED VALUE	158,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,032
TOTAL JUST VALUE	158,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	155,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1359/0658	4/30/2018	WD	U	I	11	100
GRANTOR: C A BOONE AKA CHARLES						
GRANTEE: CHARLES A BOONE SR						
0905/0692	6/29/2000	QC	Q	I	01	100
GRANTOR: C A BOONE						
GRANTEE: C A & JOAN BOONE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 S24 W29 S27 E20 FOP= S6E9 N6 W9$ E22 FCP= E12 N18 W12 S18$ N18 UST= E12N9 W12 S9$ N 33$.

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	0	0	3	100	50	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
5	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
6	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	7,000	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
8	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 9,650

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-	2100.00	150.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/15/2016 BY DF Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/08/2026 BY SYS