

COMM SW COR OF SE1/4, RUN N 337  
 RUN E 148 FT, N 106.98 FT, W 148  
 106.98 FT TO POB.

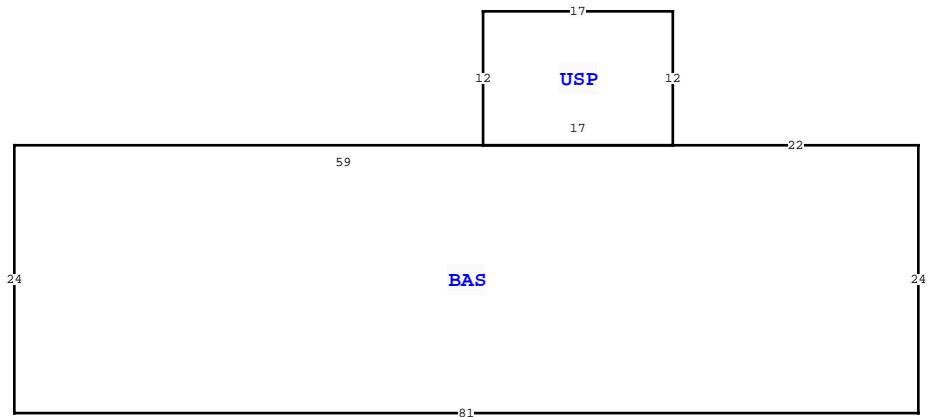
MLMWEST LLC  
 3101 W US HIGHWAY 90 STE 201  
 LAKE CITY, FL 32055

**2026**

33-3S-17-06827-002  


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 100
Interior Floor	14	CARPET 90
Interior Floor	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	DUPLX	0%	2023									Heated Area: 1944 HX Base Yr	



Quality	05	05			
DOR CODE	0800	MULTI-FAM <10			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	122,215
USP	204	35		71	4,463
TOTALS	2,148			2,015	126,679

724 SE ELOISE AVE, LAKE CITY

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

L N	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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			126,679
TOTAL MARKET OB/XF VALUE			1,500
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			146,679
SOH/AGL Deduction			0
ASSESSED VALUE			146,679
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			146,679
TOTAL JUST VALUE			146,679
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043826	Roof Replacement	8,700	03/02/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/324	3/22/2022	WD	Q	I	01	145,000
GRANTOR: DWIGHT PORTER PLACE L						
GRANTEE: MLMWEST LLC						
1259/0064	7/31/2013	WD	U	I	30	100
GRANTOR: MARY P RUPPERT						
GRANTEE: DWIGHT PORTER PLACE						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W22 USP= N12 W17 S12 E17\$ W59 S24 E81 N24\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0800	C	MULTI-FAM	0		RSF-2107.00	150.00		1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							