LOT 1 BLOCK 5 ODOMS SPRING BROOK
LE 1257-446, PR 1373-138, QC 137

MCDOWELL DOUGLAS/MCDOWELL MARSHA A
266 SE JAMES AVE
LAKE CITY, FL 32025

2027

33-3S-17-06860-000

BUILDING CHARACTERISTICS

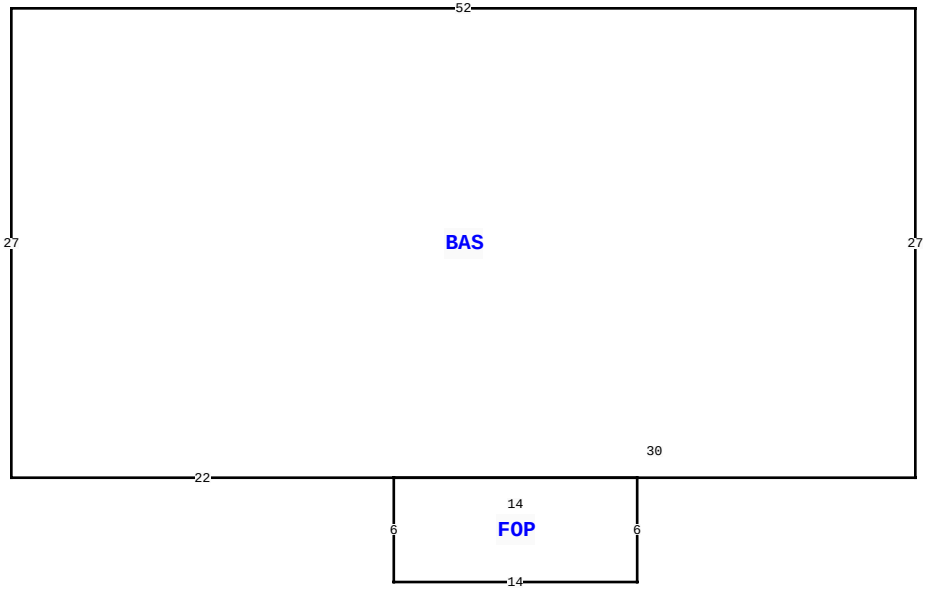
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.160 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100		1,404	84,325
FOP	84	30		25	1,502
TOTALS	1,488			1,429	85,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	84.0000	92.40	132,040	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1404 HX Base Yr 2020



266 SE JAMES AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	85,826
TOTAL MARKET OB/XF VALUE	1,320
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	105,646
SOH/AGL Deduction	32,073
ASSESSED VALUE	73,573
TOTAL EXEMPTION VALUE	HX HB SX 73,573
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	105,646
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,206

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056085	Roof Replacement	9,312	07/14/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1377/0480	1/19/2019	WD	U	I	19	78,000
GRANTOR: HAROLD STRICKLAND ETA						
GRANTEE: DOUGLAS & MARSHA A						
1377/0478	1/19/2019	QC	U	I	11	100
GRANTOR: DORIS M STRICKLAND						
GRANTEE: DOUGLAS & MARSHA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S27 E22 FOP= S6 E14N6 W14$ E30 N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	570	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,320

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	100		RSF/MH	115.00	110.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 12/20/2016 BY DF Total Acres: 0.29 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS