

COMM SW COR OF NW1/4 OF SE1/4, R
OF CO RD 840 FT FOR POB, RUN N 2
S 210 FT TO RD R/W, W 105 FT TO

ALLEN ONI/BELL FREDDIE D
377 NW SENIOR CT
LAKE CITY, FL 32055

2026

34-2S-16-01857-001
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	01	MINIMUM 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	01	MINIMUM 100	
Interior Wall	02	WALL BD/WD 100	
Interior Floo	09	PINE WOOD 100	
Air Condition	02	WINDOW 100	
Heating Type	02	CONVECTION 100	
Bedrooms		3 100	
Bathrooms		1 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architctual	05	CONV 100	
Units		0 100	
Condition Adj	02	02 100	
Kitchen Adjus	01	01 100	
Quality	02	02	
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	34216.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	760	100	
UOP	36	20	
USP	84	35	
TOTALS	880		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
1	SINGLE FAM	0%	- 2025									
			Heated Area: 760			HX Base Yr						
BLD DATE		LGL DATE										
XF DATE		LAND DATE	05/07/2026	MLU								
INC DATE		AG DATE										

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			24,687
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			9,000
TOTAL MARKET VALUE			33,737
SOH/AGL Deduction			0
ASSESSED VALUE			33,737
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			33,737
TOTAL JUST VALUE			33,737
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			31,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1303	3/28/2024	PB U	I	I	18	0
GRANTOR: CLERK OF COURT (RENTZ)						
GRANTEE: ALLEN ONI						
0788/0182	3/23/1994	WD Q	I			8,000
GRANTOR: RALPH BELL						
GRANTEE: FREDDIE D & ELIZA B						

EXTRA FEATURES															
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	0285	SALVAGE	0	0	0	0		0.00	100	2008	2008	3	100	50	

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	0100	C	SFR	0		00	0.00	0.00	0.50	AC		1.00	1.00	1.50	12,000.00	18,000.00	9,000							

REVIEW DATE 02/15/2023 BY ks																								
Total Acres: 0.50					Total Land Value: 9,000					Market: 0					Agricultural: 0					Common: 9,000				