LOT 9 BLK A WEST LAKE CITY HILLS
378-127, 382-392, PB 1250-2724,

DOMINGUE LAUREN
739 NW LAKE CITY AVE
LAKE CITY, FL 32055

2027

34-3S-16-02504-004

BUILDING CHARACTERISTICS

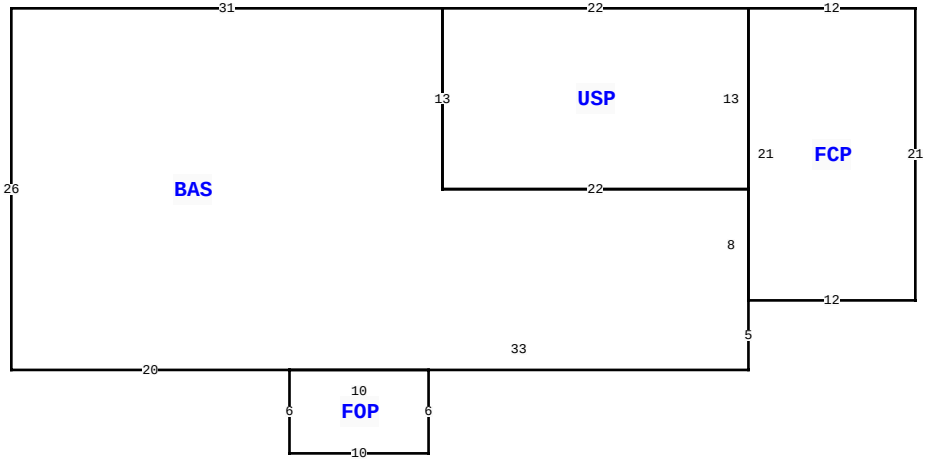
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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 06
NEIGHBORHOOD/LOC	34316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	94,318
FCP	252	25		63	5,441
FOP	60	30		18	1,555
USP	286	35		100	8,637
TOTALS	1,690			1,273	109,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,273	120.8000	132.88	169,156	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1092 HX Base Yr 2024



739 NW LAKE CITY AVE, LAKE CITY

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

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	30	1993	1993	3	30	72	
3	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		109,951
TOTAL MARKET OB/XF VALUE		1,372
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		129,823
SOH/AGL Deduction		0
ASSESSED VALUE		129,823
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		78,412
TOTAL JUST VALUE		129,823
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
39212	MAINT/ALTR	0	01/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1502/402	10/24/2023	PR	U	I	19	165,000
GRANTOR: BEROSET KATHERINE C0-						
GRANTEE: DOMINQUE LAUREN						
1499/2637	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MOORE						
GRANTEE: FAMILY TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S26 E20 FOP= S6 E10N6 W10$ E33 N5 FCP= E12 N21 W12 S21$ N8 USP= N13 W22 S13 E22$ W22 N13$.

LAND DESCRIPTION

TOTAL OB/XF 1,372

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 11/08/2023 BY TP Total Acres: 1.90 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS