

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

2026

34-3S-16-02504-004
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	90
Interior Floor	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	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
BAS	1,092	100	
FCP	252	25	
FOP	60	30	
USP	286	35	
TOTALS	1,690		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
			Heated Area: 1092				HX Base Yr 2024				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			111,954
TOTAL MARKET OB/XF VALUE			1,372
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			131,826
SOH/AGL Deduction			0
ASSESSED VALUE			131,826
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			80,415
TOTAL JUST VALUE			131,826
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: BEROSSET KATHERINE C0-						
GRANTEE: DOMINIQUE LAUREN						
1499/2637	10/02/2023	PB	U	I	18	0
GRANTOR: CLERK OF COURT (MOORE)						
GRANTEE: FAMILY TRUST						

EXTRA FEATURES		TOTAL ADJ AREA		SUBAREA MARKET VALUE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0296	SHED METAL	0	100	6
3	0258	PATIO	0	100	0

TOTAL OB/XF												1,372				
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	0190	FPLC PF	0	100	0	0	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	6	8	UT	5.00	5.00	30	1993	1993	3	30	72	
3	0258	PATIO	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	100	

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																						
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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							