

LOT 56 & N 95 FT OF LOT 55
 CATALINA S/D, EX COMM AT NE
 COR LOT 55, RUN S 95 FT, W

EASTSIDE VILLAGE HOMEOWNERS ASSOCIATION INC
 189 SE CLAUDIA WAY
 LAKE CITY, FL 32025

2026

34-3S-17-07018-056



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY													
																				VALUATION BY STANDARD Tax Group: 2 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 2 TOTAL LAND VALUE - MARKET 2 TOTAL MARKET VALUE 4 SOH/AGL Deduction 0 ASSESSED VALUE 4 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4 TOTAL JUST VALUE 4 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 4															
DOR CODE		7701		CLUBS/LODGES/HALLS-NON-EX																PERMIT NUM		DESCRIPTION		AMT		ISSUED									
MAP NUM				MKT AREA		06																		26591		MAINT/ALTR		240		01/09/2008					
NEIGHBORHOOD/LOC		34317.030		1.00/																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																SALES DATA OFF RECORD Number DATE TYPE INST Q / V / I / RSN CD SALE PRICE														
TOTALS				189 SE CLAUDIA WAY, LAKE CITY																BLD DATE		XF DATE		INC DATE		LGL DATE		LAND DATE		AG DATE		06/23/2021 MLU			
EXTRA FEATURES																				BUILDING NOTES															
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	0162	HOMEOWNERS	0	0	0	0	0	1.00	UT	0.00	0.00	1.00	0	0	3	100	1																		
2	0260	PAVEMENT-A	0	0	0	0	0	1.00	UT	0.00	0.00	1.00	0	0	3	100	1																		
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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	7700	C	CLUB	0			0.00	0.00	2.00	LT		1.00	1.00	1.00	1.00	1.00	2																		
REVIEW DATE 02/09/2017 BY DF Total Acres: 0.76 Total Land Value: 2 Market: 0 Agricultural: 0 Common: 2 PRINTED 03/30/2026 BY SYS																																			