LOT 8 PINE ACRES S/D.

882-334, WD 1039-1402.

HRICHENA JONATHON M/HRICHENA RE'NEE KOSTENKO
893 SE ALFRED MARKHAM ST
LAKE CITY, FL 32025

2027

34-4S-17-08951-108

BUILDING CHARACTERISTICS

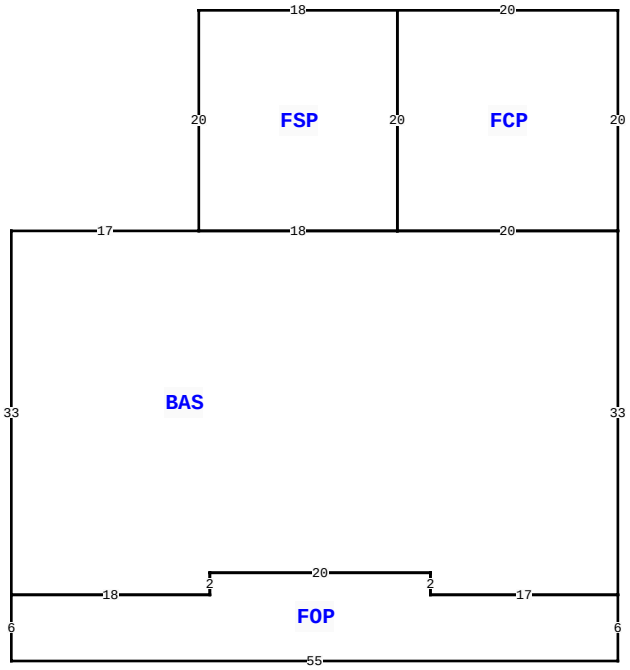
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 02
NEIGHBORHOOD/LOC	34417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,775	100		1,775	168,126
FCP	400	25		100	9,472
FOP	370	30		111	10,514
FSP	360	40		144	13,640
TOTALS	2,905			2,130	201,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,130	113.2960	124.63	265,462	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2006 Heated Area: 1775 HX Base Yr 2006



893 SE ALFRED MARKHAM ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	116.00	UT	1.50	1.50	100	2001	2001	3	100	174	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	200	
4	0166	CONC,PAVMT	0	100	20	24	480.00	UT	2.00	2.00	100	2003	2003	3	100	960	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	2003	2003	3	100	960	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		201,751
TOTAL MARKET OB/XF VALUE		4,594
TOTAL LAND VALUE - MARKET		52,130
TOTAL MARKET VALUE		258,475
SOH/AGL Deduction		87,545
ASSESSED VALUE		170,930
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		119,519
TOTAL JUST VALUE		258,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046570	Roof Replacement	12,300	02/22/2023
18635	SFR	308	08/20/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1039/1402	2/28/2005	WD	Q	I		172,000
GRANTOR: CRAIG LEE & MELISSA C						
GRANTEE: JONATHON M & RE'NEE						
0882/0334	6/10/1999	WD	Q	V		20,000
GRANTOR: WALDRON						
GRANTEE: HEIMBUCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S33 FOP= S6 E55 N6 W17 N2 W20 S2 W18$ E18 N2 E20 S2 E17 N33 FCP= N20 W20 S20 E20$ W20 FSP= N20 W18 S20 E18$ W18$.

LAND DESCRIPTION

TOTAL OB/XF 4,594

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		A-1	0.00	0.00	4.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	52,130							

REVIEW DATE 07/19/2023 BY jerry Total Acres: 4.01 Total Land Value: 52,130 Market: 0 Agricultural: 0 Common: 52,130 PRINTED 11/16/2026 BY SYS