COMM 10 FT S OF NW COR OF NE1/4
210 FT, E 300 FT FOR POB, RUN N
S 105 FT, W 120 FT TO POB.

HERB VIRGINIA/RATLIFF CECIL
906 NE OKINAWA ST
LAKE CITY, FL 32055

2026

35-3S-17-07268-000

BUILDING CHARACTERISTICS

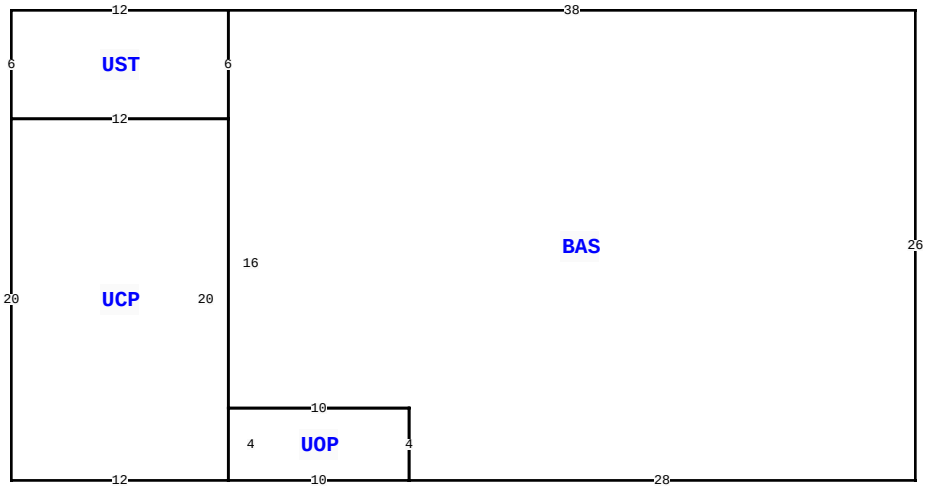
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	35317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	948	100		948	41,341
UCP	240	20		48	2,093
UOP	40	20		8	349
UST	72	45		32	1,396
TOTALS	1,300			1,036	45,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,036	59.9040	67.09	69,505	1975	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 948 HX Base Yr



906 NE OKINAWA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	45,178
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	3,150
TOTAL MARKET VALUE	48,328
SOH/AGL Deduction	0
ASSESSED VALUE	48,328
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,328
TOTAL JUST VALUE	48,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	48,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W38 UST= W12 S6 E12 N6$S6 UCP= W12 S20 E12 N20$ S16 UOP= S4 E10 N4 W10$ E10 S4 E28 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0			0.00	0.00	12,600.00	SF		1.00	1.00	1.00	0.25	0.25	3,150							

REVIEW DATE 02/16/2017 BY BC Total Acres: 0.29 Total Land Value: 3,150 Market: 0 Agricultural: 0 Common: 3,150 PRINTED 06/19/2026 BY SYS