LOT 13 BLOCK 3 FOREST HILLS S/D
413-686, 653-178, 799-1346, 854-

BLAHA STEVEN G/BLAHA ROBIN D
884 SE DIVISION AVE
LAKE CITY, FL 32025

2023

00-00-00-07719-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

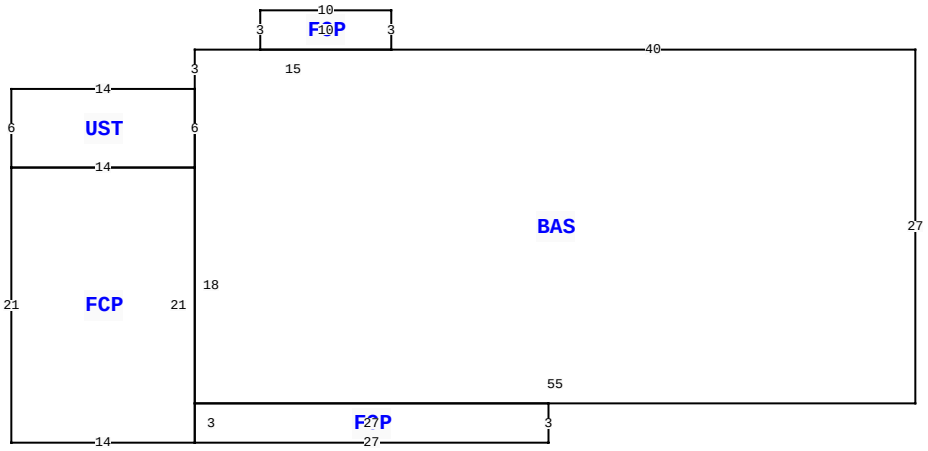
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	5417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	93,571
FCP	294	25	74	4,663
FOP	30	30	9	567
FOP	81	30	24	1,513
UST	84	45	38	2,395
TOTALS	1,974		1,630	102,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,630	116.7900	96.94	158,012	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2020 HX Base Yr 2020



884 SE DIVISION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		102,708
TOTAL MARKET OB/XF VALUE		820
TOTAL LAND VALUE - MARKET		13,750
TOTAL MARKET VALUE		117,278
SOH/AGL Deduction		17,892
ASSESSED VALUE		99,386
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		49,386
TOTAL JUST VALUE		117,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/2510	5/24/2022	LE	U	I	14	100
GRANTOR: BLAHA STEVEN G						
GRANTEE: BLAHA STEVEN G						
1394/2719	9/20/2019	WD	Q	I	01	107,500
GRANTOR: THU A TRAN						
GRANTEE: STEVEN G & ROBIN D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FOP= N3 W10 S3 E10$W15 S3 UST= W14 S6 E14 N6$ S6FCP= W14 S21 E14 N21$ S18 FOP= S3 E27 N3 W27$ E55 N27$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0060	CARPORT F	0	100	16	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	320	

LAND DESCRIPTION

TOTAL OB/XF 820

LN	USE CODE	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	SFR	100		*RSF-2	110.00	125.00	13,750.00	SF		1.00	1.00	1.00	1.00	1.00	13,750							

REVIEW DATE 10/05/2016 BY DFRP Total Acres: 0.32 Total Land Value: 13,750 Market: 0 Agricultural: 0 Common: 13,750 PRINTED 01/04/2023