LOT 7 BLOCK 9 LAKEWOOD S/D.
353-283, 617-602,780-1581, 795
-364, 803-1422, WD 1350-1286,

BRIGHT TIFFANY
1353 SE LOQUAT WAY
LAKE CITY, FL 32025

2025

05-4S-17-07839-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

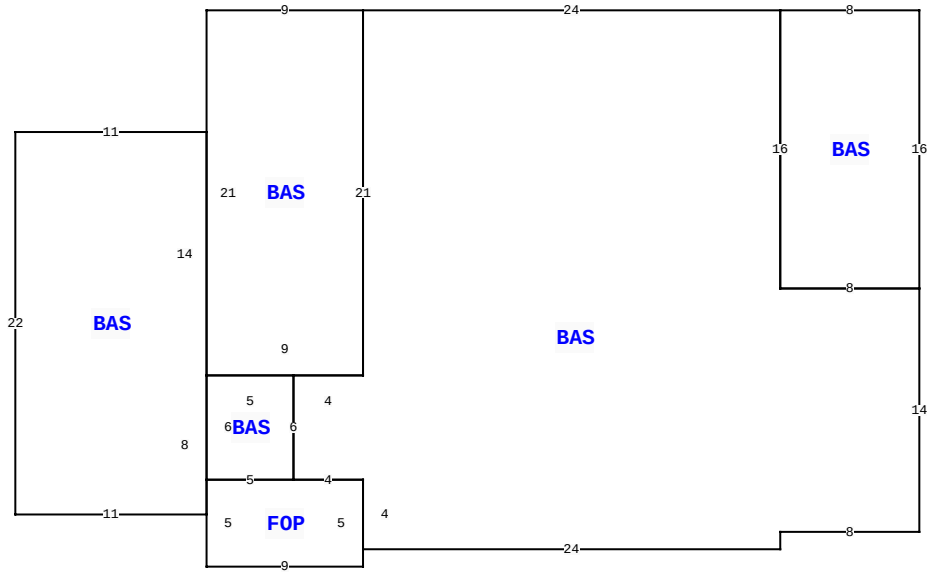
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30	100	30	2,483
BAS	128	100	128	10,595
BAS	189	100	189	15,644
BAS	242	100	242	20,030
BAS	880	100	880	72,838
FOP	45	30	14	1,159
TOTALS	1,514		1,483	122,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,483	121.2750	127.34	188,845	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1469 HX Base Yr 2018



1353 SE LOQUAT WAY, 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		122,749
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		14,250
TOTAL MARKET VALUE		137,899
SOH/AGL Deduction		54,691
ASSESSED VALUE		83,208
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		33,208
TOTAL JUST VALUE		137,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,899

SALE:3:1: LOT 7 BLOCK 9 LAKEWOOD SALE TO HIGH FOR
SALE:2:1: LOT 7 BLK 9 LAKEWOOD $.70 STAMPS
SALE:1:1: LOT 7 BLOCK 9 LAKEWOOD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2210	REMODEL	91	10/16/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/1286	12/21/2017	WD	Q	I	01	93,700
GRANTOR: BRIAN F CREWS						
GRANTEE: TIFFANY BRIGHT						
0803/1422	3/24/1995	QC	Q	I	01	15,000
GRANTOR: MELISSA D COLE FKA ME						
GRANTEE: BRIAN F CREWS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 BAS= W9 S21 E9 N21$ S21 W4 BAS= W5 BAS= N14 W11 S22 E11 N8$ S6 E5 N6$ S6 FOP= W5 S5 E9 N5 W4$ E4 S4 E24 N1 E8 N14 W8 N16 $ BAS= S16 E8 N16 W8$.

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	100	
2	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 900

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		*RSF	-280.00	150.00	12,000.00	SF		1.00	1.00	1.25	0.95	1.19	14,250							

REVIEW DATE 10/04/2016 BY DF Total Acres: 0.28 Total Land Value: 14,250 Market: 0 Agricultural: 0 Common: 14,250 PRINTED 12/31/2024 BY SYS