

LOT 4 BLOCK 2 LAKE FOREST S/D UN
404-766, 761-1125, 768-2078, 769

GRAHAM TONY P
365 SW SHORT LN
LAKE CITY, FL 32025

2026

00-00-00-07880-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	7,355
BAS	600	100		600	55,166
BAS	2,117	100		2,117	194,643
FOP	180	30		54	4,965
UOP	488	20		98	9,010
TOTALS	3,465			2,949	271,138

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,949	126.2940	141.45	417,136	1966	1985	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2022 Heated Area: 2797 HX Base Yr 2022												

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 1		Tax Dist:			
BUILDING MARKET VALUE		271,138			
TOTAL MARKET OB/XF VALUE		54,990			
TOTAL LAND VALUE - MARKET		45,500			
TOTAL MARKET VALUE		371,628			
SOH/AGL Deduction		24,298			
ASSESSED VALUE		347,330			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		296,608			
TOTAL JUST VALUE		371,628			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		372,344			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044053	Solar Power Syste	56,431	03/31/2022
343	POOL	50	06/21/2018
440	ADDN SFR	50	11/19/2014
330	MAINT/ALTR	65	09/09/2014
525	MAINT/ALTR	50	11/14/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1824	1/06/2020	WD	Q	I	01	295,000
GRANTOR: JOSHUA A & JESSICA A						
GRANTEE: TONY P GRAHAM						
1288/0549	1/22/2015	WD	Q	I	01	245,000
GRANTOR: CHARL & DEBORAH J MAT						
GRANTEE: JOSHUA A & JESSICA						

TOTALS		3,465				2,949	271,138	365 SW SHORT LN, LAKE CITY					BED DATE		LGL DATE		
EXTRA FEATURES										XF DATE		LAND DATE					
										INC DATE		AG DATE					
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	9	24	216.00	UT	10.00	10.00	100	2006	2006	3	100	2,160	
4	0166	CONC, PAVMT	0	100	16	60	960.00	UT	3.00	3.00	100	2006	2006	3	100	2,880	
5	0031	BARN, MT AE	0	100	24	54	1,296.00	UT	12.00	12.00	100	2006	2006	3	100	15,552	
6	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2019	2019	3	89	31,898	

LAND DESCRIPTION										TOTAL OB/XF										54,990									
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	0133	C	SFR LAKE	100		*RSF	210.00	275.00	140.00	FF		1.00	1.00	1.00	325.00	325.00	45,500												