N DIV: LOT 6 BLOCK 1 COLUMBIA PA

PB 748-2155, 748-517, 835-26, CT

CRAFT DAVID
2327 SOUTH MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-12194-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

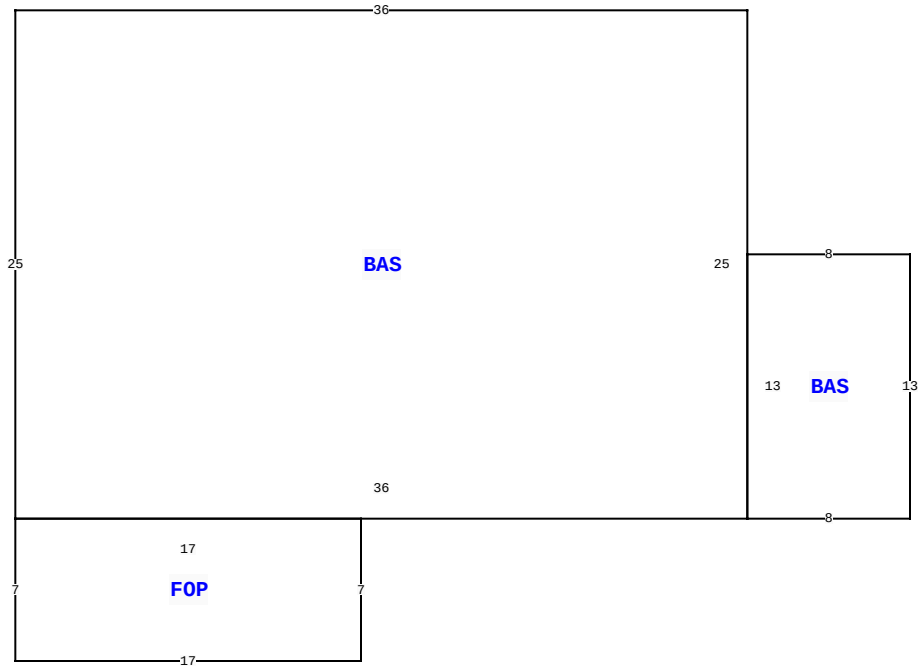
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	104	100		104	7,356
BAS	900	100		900	63,660
FOP	119	30		36	2,547
TOTALS	1,123			1,040	73,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,040	97.1568	108.82	113,173	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1004 HX Base Yr



340 NW HILTON 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	73,562
TOTAL MARKET OB/XF VALUE	3,155
TOTAL LAND VALUE - MARKET	6,678
TOTAL MARKET VALUE	83,395
SOH/AGL Deduction	0
ASSESSED VALUE	83,395
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,395
TOTAL JUST VALUE	83,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,395

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1294/1817	4/29/2015	WD	U	I	12	26,000
GRANTOR: US BANK NA ASSOCIATIO						
GRANTEE: DAVID CRAFT						
1288/2307	2/05/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: US BANK NA ASSOCIAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 S25 FOP= S7 E17 N7 W17$E36 BAS= E8 N13 W8 S13$ N25$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1940	1940	3	100	1,200	
2	0166	CONC,PAVMT	0	0	0	0	612.00	UT	1.28	1.28	100	0	0	3	100	780	
3	0210	GARAGE U	0	0	10	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
4	0070	CARPORT UF	0	0	18	20	1.00	UT	500.00	500.00	75	2004	2004	3	75	375	

LAND DESCRIPTION

TOTAL OB/XF 3,155

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	7,030.00	SF		1.00	1.00	1.00	0.95	0.95	6,678							

REVIEW DATE 11/18/2015 BY DF Total Acres: 0.16 Total Land Value: 6,678 Market: 0 Agricultural: 0 Common: 6,678 PRINTED 11/20/2025 BY SYS