W DIV: LOT 8 BLOCK 23 MOODIE'S A
MOODY'S ADDITION.

CCCB LLC
517 HARDWOOD CIR
ORLANDO, FL 32828

2026

00-00-00-12479-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

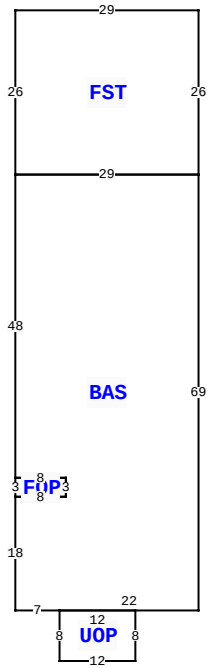
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	06	VINYL ASB 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	32317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,977	100		1,977	124,798
FOP	24	30		7	442
FST	754	55		415	26,197
UOP	96	20		19	1,199
TOTALS	2,851			2,418	152,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2800	01	2,418	118.8250	101.00	244,218	1950	1995	0	0	0	37.50	62.50

1 TRI/QUAD 0% - 2025 Heated Area: 1977 HX Base Yr



312 SW MEANS ST, 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	152,636
TOTAL MARKET OB/XF VALUE	600
TOTAL LAND VALUE - MARKET	5,236
TOTAL MARKET VALUE	158,472
SOH/AGL Deduction	0
ASSESSED VALUE	158,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	158,472
TOTAL JUST VALUE	158,472
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	161,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/373	3/22/2024	WD	Q	I	01	204,500
GRANTOR: THE STREETER FAMILY T						
GRANTEE: CCCB LLC						
1373/2729	12/07/2018	WD	U	I	19	100,500
GRANTOR: CAROLYN S WELLS						
GRANTEE: L&K STREETER TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N26 W29 S26 E29$ BAS= W29 S48 FOP= S3 E8 N3 W8$ E8 S3 W8 S18 E7 UOP= S8 E12 N8 W12$ E22 N69 $.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		00	0.00	0.00	5,512.00	SF		1.00	1.00	1.00	0.95	0.95	5,236							

REVIEW DATE 04/03/2024 BY TP Total Acres: 0.13 Total Land Value: 5,236 Market: 0 Agricultural: 0 Common: 5,236 PRINTED 11/18/2025 BY SYS