E DIV: LOT 37 LAKE VIEW S/D.
ORB 336-39, PROB#05-170-CP
1059-2650 THRU 2660. SWD 1079-

GRAFF TRACY U III
1187 SW SEBASTIAN CIR
LAKE CITY, FL 32024

2026

00-00-00-13168-000

BUILDING CHARACTERISTICS

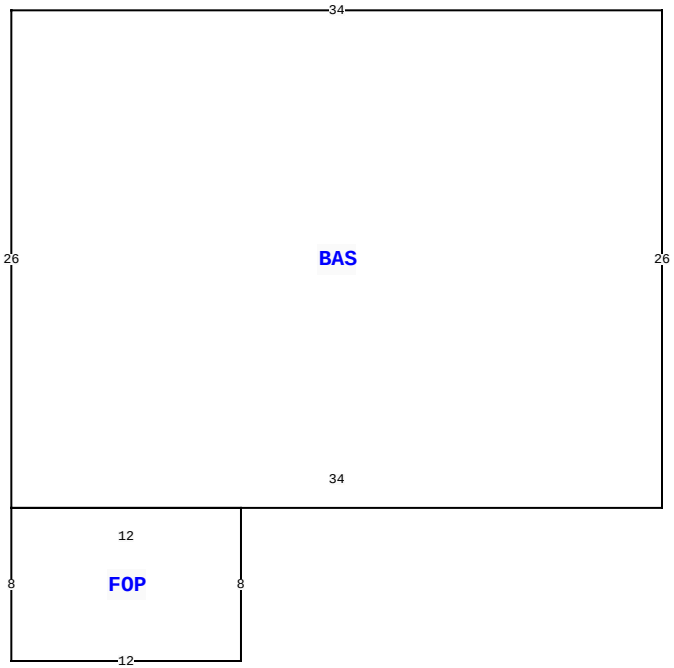
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	03	BELOW AVG. 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	32317.130	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	60,011
FOP	96	30		29	1,969
TOTALS	980			913	61,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	913	93.2537	104.44	95,354	1943	1943	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 884 HX Base Yr



592 NE LAKE DR, LAKE CITY

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

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	61,980
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,553
TOTAL MARKET VALUE	87,533
SOH/AGL Deduction	0
ASSESSED VALUE	87,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,533
TOTAL JUST VALUE	87,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,533

SALE:3:1: RIGHT-OF-WAY - US 90

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1081/1735	4/24/2006	WD	Q	I		35,000
GRANTOR: THOMAS ELISHA HANCOCK						
GRANTEE: TRACY U GRAFF III						
1004/0994	1/08/2004	QC	Q	V	03	7,500
GRANTOR: DEPT OF TRANS						
GRANTEE: TRACY U GRAFF III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S26 FOP= S8 E12 N8 W12$ E34 N26$.

LAND DESCRIPTION

TOTAL OB/XF 0

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		*RSF	-350.00	110.00	5,500.00	SF		1.00	1.00	1.00	0.95	0.95	5,225							
2	0000	C	VAC RES	0		*CG	0.00	0.00	8,131.00	SF		1.00	1.00	1.00	2.50	2.50	20,328							

REVIEW DATE 10/24/2016 BY DF Total Acres: 0.31 Total Land Value: 25,553 Market: 0 Agricultural: 0 Common: 25,553 PRINTED 10/09/2025 BY SYS