E DIV: LOTS 3, 4, BLK 9 GELBERGS
6, 7, 8 & 9 OAK PARK S/D.

CRAUN SARAH
534 COLLEGE DRIVE 101
MIDDLEBURG, FL 32068

**2026**

**00-00-00-13446-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

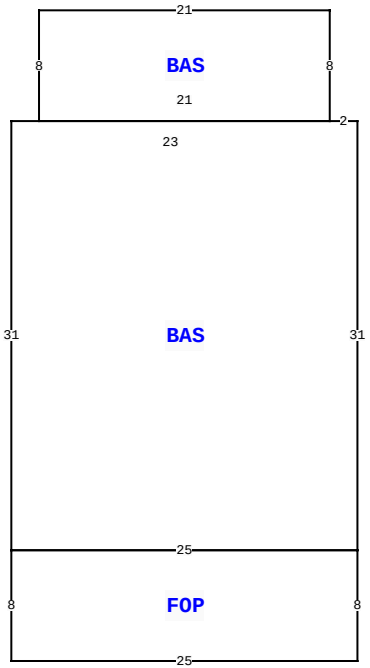
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 13 | LAM/VNLPLK 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 860317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 168 | 100 | | 168 | 17,436 |
| BAS | 775 | 100 | | 775 | 80,434 |
| FOP | 200 | 30 | | 60 | 6,227 |
| TOTALS | 1,143 | | | 1,003 | 104,096 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,003 | 123.5520 | 138.38 | 138,795 | 1930 | 2005 | 0 | 0 | 0 | 25.00 | 75.00 |

1 SINGLE FAM 0% - 2023 Heated Area: 943 HX Base Yr




748 SE MONROE 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 | 104,096 |
| TOTAL MARKET OB/XF VALUE | 100 |
| TOTAL LAND VALUE - MARKET | 9,500 |
| TOTAL MARKET VALUE | 113,696 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 113,696 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 113,696 |
| TOTAL JUST VALUE | 113,696 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 115,431 |

SALE:1:1: INCLUDED PRCL #13448-001

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1469/26 | 6/13/2022 | WD | Q | I | 01 | 145,000 |
| GRANTOR: ASCENCIO REINA ISABEL | | | | | | |
| GRANTEE: CRAUN SARAH | | | | | | |
| 1453/1057 | 11/29/2021 | QC | U | I | 11 | 46,000 |
| GRANTOR: MANZANARES JOEL ANTON | | | | | | |
| GRANTEE: ASCENICO REINA ISAB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W2 BAS= N8 W21 S8 E21$W23 S31 FOP= S8 E25 N8 W25$ E25 N31$.

## 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 | 0120 | CLFENCE 4 | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 100

| 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-1 | 100.00 | 200.00 | 10,000.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 9,500 | | | | | | | |

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 11/18/2025 BY SYS