S DIV: LOT 5 EX S 60 FT BLOCK 4

380-65, 923-51, WD 1031-1957, 19

CHRISTIE PHILIP H
716 SE CAMP ST
LAKE CITY, FL 32055

2026

00-00-00-13590-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

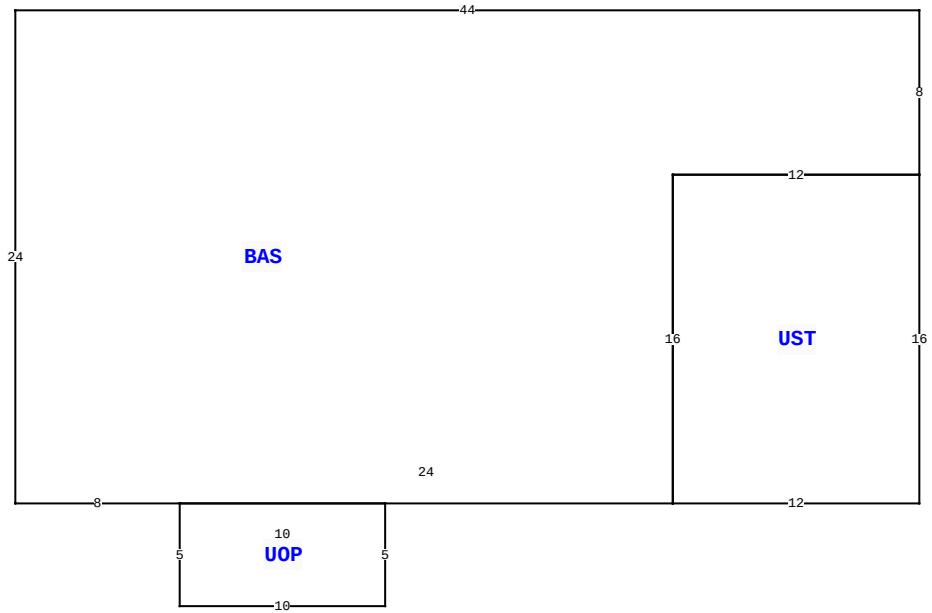
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100		864	62,798
UOP	50	20		10	727
UST	192	45		86	6,251
TOTALS	1,106			960	69,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	99.8400	111.82	107,347	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 864 HX Base Yr 2005



716 SE CAMP 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		69,776
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		5,310
TOTAL MARKET VALUE		75,486
SOH/AGL Deduction		33,408
ASSESSED VALUE		42,078
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		17,078
TOTAL JUST VALUE		75,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1031/1957	11/23/2004	WD	Q	I	06	8,900
GRANTOR: LYNWOOD CHRISTIE						
GRANTEE: PHILIP CHRISTIE						
1031/1958	11/22/2004	WD	Q	I	06	8,928
GRANTOR: RAMONA C CHRISTIE HYD						
GRANTEE: PHILIP H CHRISTIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E8 UOP= S5 E10 N5 W10$ E24 UST= E12 N16 W12S16$ N16 E12 N8$.

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	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 400

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	100		RSF-1	86.00	65.00	5,590.00	SF		1.00	1.00	1.00	0.95	0.95	5,310							

REVIEW DATE 10/10/2016 BY DF Total Acres: 0.13 Total Land Value: 5,310 Market: 0 Agricultural: 0 Common: 5,310 PRINTED 11/20/2025 BY SYS