BEG NE COR OF NW 1/4 OF SE 1/4 O
S 160 FT, W 647.64 FT, N 160 FT,
POB.

ALVAREZ DAVID REYES
210 NW CREWS GLN
LAKE CITY, FL 32055

2026

01-3S-16-01901-013

BUILDING CHARACTERISTICS

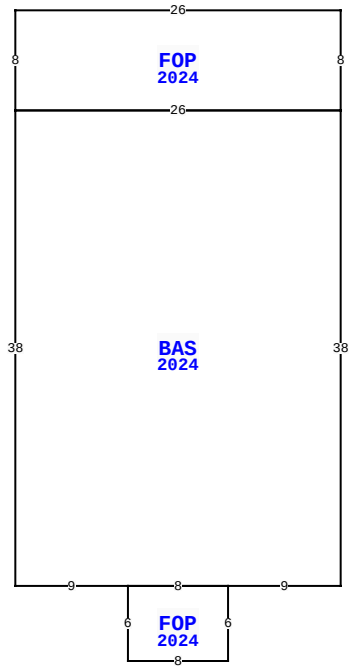
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	17	MSNRY STUC 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	2024	988	117,200
FOP	48	30	2024	14	1,661
FOP	208	30	2024	62	7,355
TOTALS	1,244			1,064	126,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,064	120.3600	134.80	143,427	2023	2023	0	0	10	2.00	88.00

1 SINGLE FAM 100% - 2024 Heated Area: 988 HX Base Yr 2024



210 NW CREWS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,216
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,230
TOTAL MARKET VALUE		146,446
SOH/AGL Deduction		259
ASSESSED VALUE		146,187
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,465
TOTAL JUST VALUE		146,446
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045962	New Residential C	60,000	11/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/1827	12/06/2022	WD	U	V	11	100
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: ALVAREZ DAVID REYES						
1469/1890	6/23/2022	QC	U	V	11	100
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: ALVAREZ DAVID REYES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=60,10] S38 E9 E8 E9 N38 W26 $
FOP=[YR=2024;ORIG=60,2] S8 E26 N8 W26 $
FOP=[YR=2024;ORIG=77,48] S6 W8 N6 E8 $
.

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

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	100		00	0.00	0.00	2.38	AC		1.00	1.00	1.00	8,500.00	8,500.00	20,230							

REVIEW DATE 11/14/2023 BY HC Total Acres: 2.38 Total Land Value: 20,230 Market: 0 Agricultural: 0 Common: 20,230 PRINTED 10/21/2025 BY SYS