

COMM NW COR OF NE1/4 OF NE1/4, N
47.73 FT TO POB, SAID PT BEING A
CO GRADED RDS, E 336.89 FT, NE 3

COLUMBIA HOUSING AUTHORITY
498 SW JUNIPER WAY
LAKE CITY, FL 32025

2026

01-4S-16-02641-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05 05
DOR CODE	8800 FEDERAL IMP

MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	1416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,694	100		8,694	448,667
BAS	1,242	100		1,242	64,095
FOP	294	30		88	4,541
FOP	42	30		13	671
FOP	42	30		13	671
FOP	42	30		13	671
UOP	336	20		67	3,458
UOP	48	20		10	516

TOTALS	10,740			10,140	523,290
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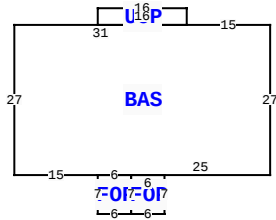
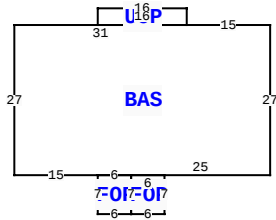
EXTRA FEATURES

L N	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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,446	
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,240	
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,048	
4	0200	GARAGE F	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	14,515	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	8800	C	FEDERAL	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	21,500.00	21,500.00	107,500							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
2700	03	10,140	110.3850	93.83	951,436	1980	1980	0	0	0	45.00	55.00	
1 DUPLEX 0% - 0 Heated Area: 9936 HX Base Yr													



1769 SW CHRISTA CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		735,262
TOTAL MARKET OB/XF VALUE		46,749
TOTAL LAND VALUE - MARKET		107,500
TOTAL MARKET VALUE		889,511
SOH/AGL Deduction		0
ASSESSED VALUE		889,511
TOTAL EXEMPTION VALUE	12	889,511
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		889,511
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		902,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-0173	REMODEL	0	04/05/2018
1676	REMODEL	0	04/05/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0525/0288	12/01/1981	WD	Q	V		35,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=7;ORIG=0,0] W15 W31 S27 E15 E6 E25 N27 \$
BAS=[ORIG=0,-80] W15 W31 S27 E15 E6 E25 N27 \$
UOP=[MULTIPLIER=7;ORIG=-15,0] N3 W16 S3 E16 \$
UOP=[ORIG=-15,-80] N3 W16 S3 E16 \$
FOP=[MULTIPLIER=7;ORIG=-31,27] S7 E6 N7 W6 \$
FOP=[ORIG=-25,27] S7 E6 N7 W6 \$
FOP=[ORIG=-31,-53] S7 E6 N7 W6 \$
FOP=[ORIG=-25,-53] S7 E6 N7 W6 \$
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