COMM NE COR OF SE1/4 OF NE1/4, R
C/L OF GRANDVIEW AVE 107.29 FT,
W 1164.69 FT FOR POB, RUN S 61 E

CRAWFORD STANLEY/CRAWFORD MARY ANN
7229 PLEASENT POINT RD
KEYSTONE HEIGHTS, FL 32656

2026

01-4S-16-02703-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05

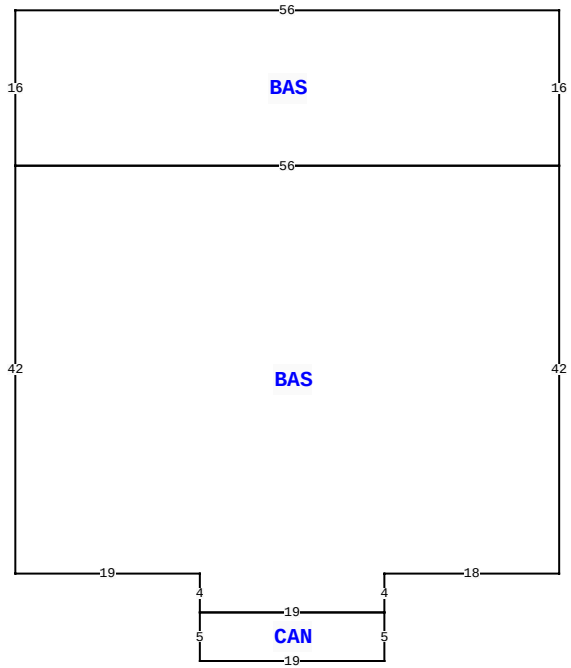
DOR CODE	1700	OFFICE BLD 1STY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	1416.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100		896	30,321
BAS	2,428	100		2,428	82,164
CAN	95	30		28	948
TOTALS	3,419			3,352	113,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	3,352	91.4576	67.68	226,863	1993	1993	0	0	0	50.00	50.00

1 OFFICE LOW 0% - 0 Heated Area: 3324 HX Base Yr



853 SW SISTERS WELCOME RD, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	198,202
TOTAL MARKET OB/XF VALUE	8,895
TOTAL LAND VALUE - MARKET	71,325
TOTAL MARKET VALUE	278,422
SOH/AGL Deduction	0
ASSESSED VALUE	278,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	278,422
TOTAL JUST VALUE	278,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,331

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16-0015	COMMERCIAL	0	01/06/2016
227	MAINT/ALTR	100	03/08/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0803/0711	3/22/1995	WD	Q	I	03	140,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: STANLEY & MARY ANN						
0769/2211	1/14/1993	WD	Q	V		17,000
GRANTOR: COLUMBIA SERVICE CO						
GRANTEE: CRAWFORD CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W56S42 E19 S4 CAN= S5 E19 N5 W19$ E19 N4 E18 N42$ BAS= N16 W56 S16 E56$.

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	0166	CONC,PAVMT	0	0	0	0	1,530.00	UT	1.40	1.40	100	0	0	3	100	2,142	
2	0166	CONC,PAVMT	0	0	0	0	1,995.00	UT	1.40	1.40	100	0	0	3	100	2,793	
3	0260	PAVEMENT-A	0	0	0	0	6,000.00	UT	1.10	1.10	60	2003	2003	3	60	3,960	

LAND DESCRIPTION

TOTAL OB/XF 8,895

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	1700	C	1STORY OFF	0		CG	0.00	0.00	31,700.00	SF		1.00	1.00	1.00	2.25	2.25	71,325							

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.73 Total Land Value: 71,325 Market: 0 Agricultural: 0 Common: 71,325 PRINTED 11/18/2025 BY SYS

COMM NE COR OF SE1/4 OF NE1/4, R
C/L OF GRANDVIEW AVE 107.29 FT,
W 1164.69 FT FOR POB, RUN S 61 E

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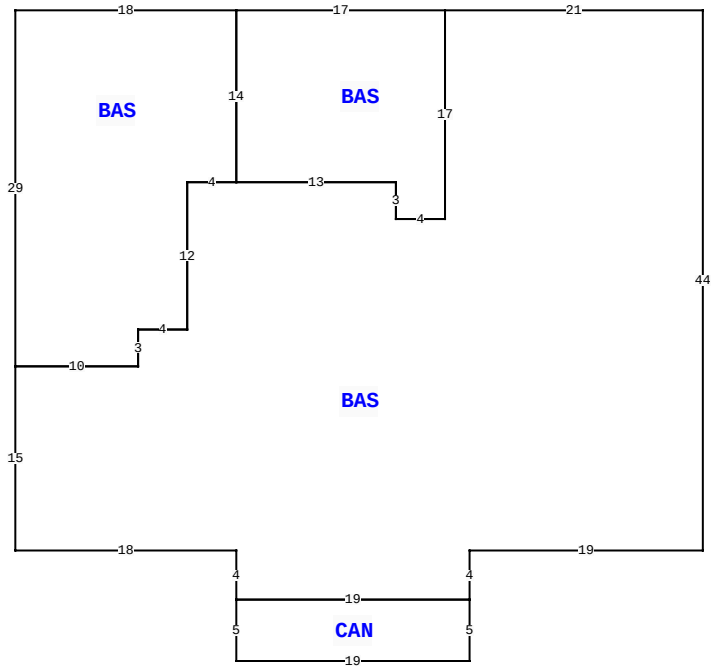
Air Condition	06	ENG CENTRL 100
Heating Type	09	ENG F AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	1700	OFFICE BLD 1STY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	250	100		250	8,253
BAS	450	100		450	14,855
BAS	1,840	100		1,840	60,739
CAN	95	30		28	925
TOTALS	2,635			2,568	84,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4900	04	2,568	89.2112	66.02	169,539	1993	1993	0	0	0	50.00	50.00

2 OFFICE LOW 0% - 0 Heated Area: 2540 HX Base Yr



853 SW SISTERS WELCOME RD, LAKE CITY

BLD DATE		LGL DATE	
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INCOME VALUE	
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GRANTEE: STANLEY & MARY ANN						
0769/2211	1/14/1993	WD	Q	V		17,000
GRANTOR: COLUMBIA SERVICE CO						
GRANTEE: CRAWFORD CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 BAS= W17 S14 E13 S3E4 N17$ S17 W4 N3 W13 BAS= N14 W18S29 E10 N3 E4 N12 E4$ W4 S12 W4 S3 W10 S15 E18 S4 CAN= S5 E19 N5 W19$ E19 N4 E19 N44$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 08/15/2023 BY KS Total Acres: 0.73 Total Land Value: 71,325 Market: 0 Agricultural: 0 Common: 71,325 PRINTED 11/18/2025 BY SYS