COMM SE COR OF NW1/4 OF SEC, RUN
420 FT FOR POB, CONT W 225.24 FT
FT. E 226.82 FT, SOUTH 192.73 FT

KRAFT ERIC/KRAFT JAMIE
423 SW SAPPHIRE CT
LAKE CITY, FL 32024

2026

01-5S-16-03390-008

COLUMBIA COUNTY PROPERTY

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	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 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

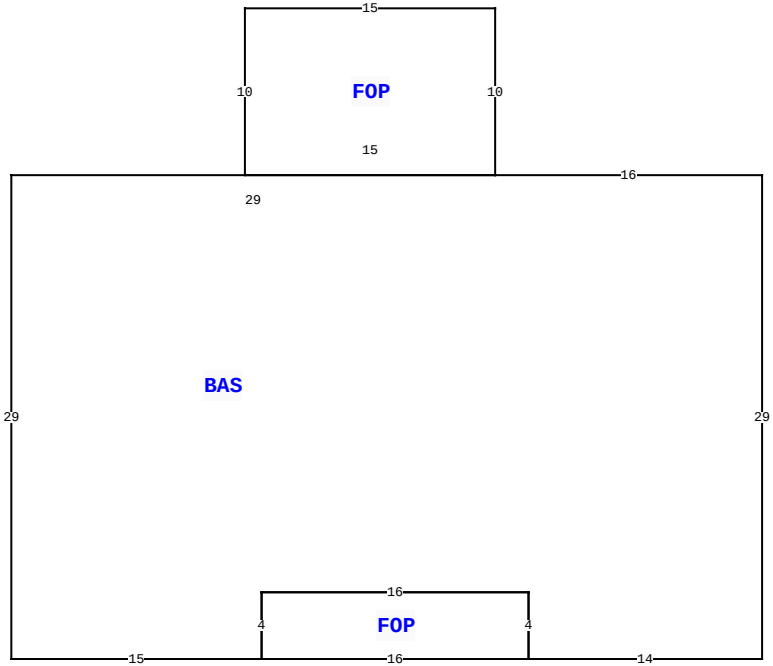
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1516.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,241	100		1,241	135,553
FOP	64	30		19	2,075
FOP	150	30		45	4,915
TOTALS	1,455			1,305	142,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,305	120.4000	134.85	175,979	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2018 Heated Area: 1241 HX Base Yr 2018



423 SW SAPPHIRE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		142,543
TOTAL MARKET OB/XF VALUE		7,040
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		164,583
SOH/AGL Deduction		40,573
ASSESSED VALUE		124,010
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		73,288
TOTAL JUST VALUE		164,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23837	SFR	383	11/10/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/2233	9/22/2017	WD	Q	I	01	125,000
GRANTOR: GREGORY JASON & KRIST						
GRANTEE: ERIC & JAMIE KRAFT						
1043/2305	4/18/2005	QC	Q	V	06	100
GRANTOR: GREGORY DALE LITTLE						
GRANTEE: GREGORY JASON LITTL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 FOP= N10 W15 S10 E15$ W29 S29 E15 FOP= E16 N4 W16 S4$ N4 E16 S4 E14 N29$.

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	0296	SHED METAL	0	100	12	12	144.00	UT	10.00	10.00	100	2009	2009	3	100	1,440	
2	0031	BARN,MT AE	0	100	24	26	1.00	UT	0.00	0.00	100	2019	2019	3	100	5,600	

LAND DESCRIPTION

TOTAL OB/XF 7,040

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 03/31/2015 BY TW Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/07/2025 BY SYS