LOT 8 SUZANNE S/D UNIT 1.
522-434, 909-1451, CT 1301-1636,

KAYE-ALAN PROPERTIES LLC
1468 SW MAIN BLVD 105 92
LAKE CITY, FL 32025

2025

03-4S-17-07570-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

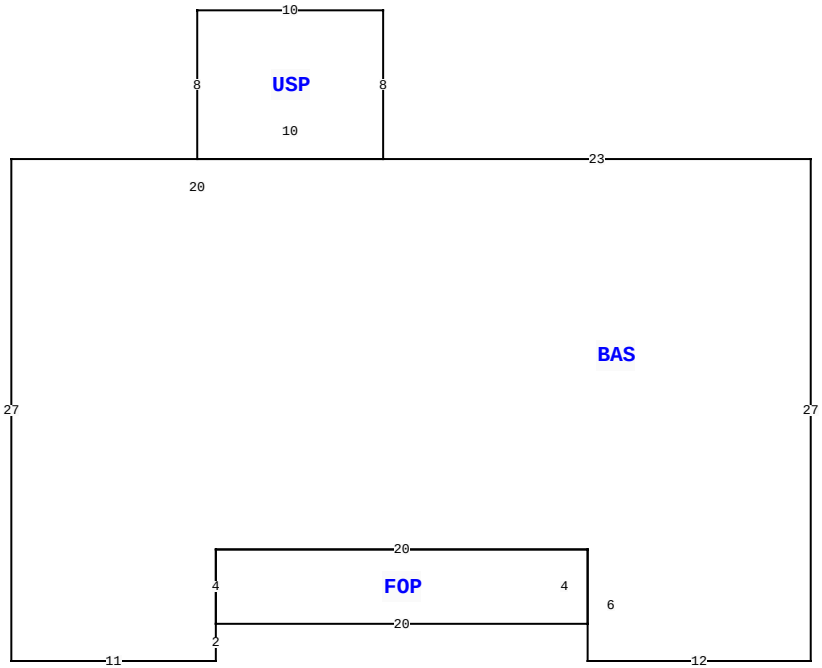
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,041	100		1,041	76,455
FOP	80	30		24	1,763
USP	80	35		28	2,057
TOTALS	1,201			1,093	80,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,093	97.1519	104.92	114,678	2000	2000	0	0	0	30.00	70.00

1 SINGLE FAM – 0% - 0 Heated Area: 1041 HX Base Yr



126 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	80,275
TOTAL MARKET OB/XF VALUE	1,911
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	100,686
SOH/AGL Deduction	890
ASSESSED VALUE	99,796
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,796
TOTAL JUST VALUE	100,686
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17403	SFR	195	09/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1346/2121	10/25/2017	WD	Q	I	01	75,000
GRANTOR: DANIEL & JANET CRAPPS						
GRANTEE: KAYE-ALAN PROPERTIE						
1301/1636	9/09/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT (RHOND						
GRANTEE: DANIEL & JANET CRAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 USP= N8 W10 S8 E10$ W20 S27 E11 N2 FOP= E20 N4 W20 S4$ N4 E20 S6 E12 N27$.

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	474.00	UT	1.50	1.50	100	2000	2000	3	100	711	
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,911

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.35 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/02/2025 BY SYS