

LOT 23 SUZANNE S/D UNIT 1.
ORB 522-434, 676-186, 693-699, 7

BRADFORD CLAUDE J/BRADFORD AGATHIA M
230 SE CAROB GLN
LAKE CITY, FL 32025

2025

03-4S-17-07570-023



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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
		06

NEIGHBORHOOD/LOC					
3417.0200 1.00/					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	3,275
BAS	1,579	100		1,579	123,121
FGR	525	55		289	22,534
FOP	35	30		10	780
FOP	173	30		52	4,055
FSP	110	40		44	3,431
FSP	160	40		64	4,990
TOTALS	2,624			2,080	162,186

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	
2	0166	CONC, PAVMT	0	100	15	30	1.00	UT	0.00	0.00	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	
6	0169	FENCE/WOOD	0	100	0	0	480.00	UT	15.50	15.50	
7	0280	POOL R/CON	0	100	13	31	403.00	UT	70.00	70.00	
8	0282	POOL ENCL	0	100	28	45	1,260.00	UT	15.00	15.00	
9	0070	CARPORT UF	0	100	16	60	960.00	UT	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,080	111.0780	119.96	249,517	1989	1989	0	0	0	35.00	65.00	
1 SINGLE FAM - 100% - 0 Heated Area: 1621 HX Base Yr													
230 SE CAROB GLN, LAKE CITY													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
04/21/2023 MLU													

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		162,186	
TOTAL MARKET OB/XF VALUE		43,447	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		224,133	
SOH/AGL Deduction		80,529	
ASSESSED VALUE		143,604	
TOTAL EXEMPTION VALUE		HX HB VX SX VP	
BASE TAXABLE VALUE		143,604	
TOTAL JUST VALUE		0	
NCON VALUE		224,133	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		215,420	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052137	Roof Replacement	25,300	01/24/2025
31743	POOL ENCL	100	02/13/2014
31667	POOL	325	01/03/2014
28847	ADDN SFR	132	09/09/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0749/1153	8/16/1991	WD	Q	I		64,900	
GRANTOR: GREGORY WALTRIP							
GRANTEE: CLAUDE BRADFORD							
0693/0699	8/08/1989	WD	Q	I		63,100	
GRANTOR: MILTON							
GRANTEE: WALTRIP							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W11 N2 FSP= N10 W16 S10E16\$ W16 S2 W24 S30 BAS= S6 E7 N6W7\$ E7 S5 FOP= S1 W7 S5 E30 N6 W23\$ E16 FOP= E7 N5 W7 S5\$ N5 E7FGR= S22 E21 N25 W21 S3\$ N3E21 N27\$ FSP= N10 W11 S10 E11\$.											

TOTAL OB/XF											
43,447											
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1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT	