COMM SE COR OF NE1/4 OF SW1/4,
RUN W 476 FT FOR POB, CONT W
155 FT, N 370 FT, E 155 FT, S

CRAFT DAVID
2327 S MARION AVE
LAKE CITY, FL 32025

2026

03-5S-17-09102-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

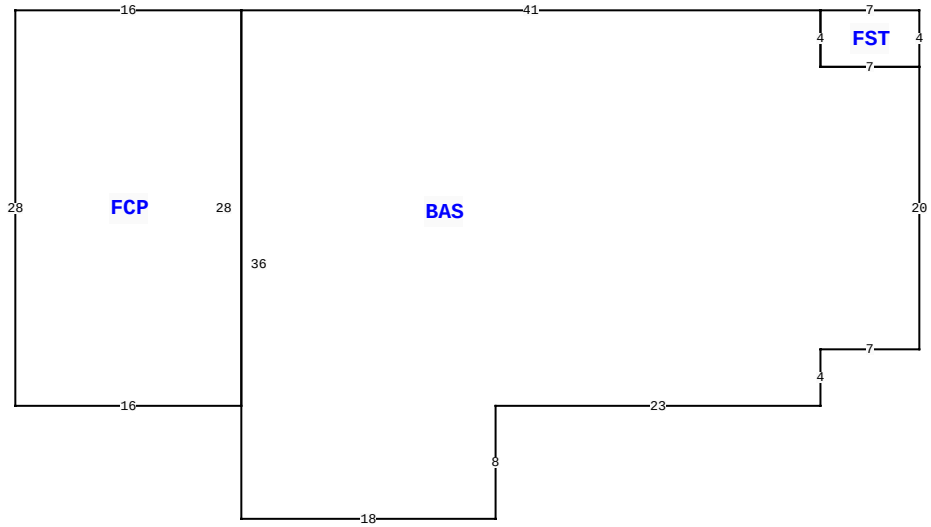
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	3517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	62,000
FCP	448	25		112	4,849
FST	28	55		15	650
TOTALS	1,908			1,559	67,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,559	70.2821	78.72	122,724	1948	1948	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 0 Heated Area: 1432 HX Base Yr



241 SW JIM WITT RD, 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	67,498
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	84,698
SOH/AGL Deduction	0
ASSESSED VALUE	84,698
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,698
TOTAL JUST VALUE	84,698
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	84,698

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1270/2303	3/10/2014	CT	U	I	12	100
GRANTOR: CLERK OF COURT (D K						
GRANTEE: FEDERAL NATIONAL MO						
1270/1405	2/27/2014	WD	U	I	12	33,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: DAVID CRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W41 FCP= W16 S28 E16 N28$ S36 E18 N8 E23 N4 E7 N20 FST= N4 W7 S4 E7$ W7 N4 $.

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	0294	SHED WOOD/	0	0	16	19	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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		A-1	0.00	0.00	1.20	AC		1.00	1.00	1.00	14,000.00	14,000.00	16,800							

REVIEW DATE 07/20/2017 BY BC Total Acres: 1.20 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 11/20/2025 BY SYS