

GRAHAM DEBORAH
1502 NE CRIPPLE CREEK ST
LAKE CITY, FL 32055

05-2S-17-04669-010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	VINYL SID 100								0203	02	2,040	117.5000	121.02	246,881	2023	2023		0	0	3.00	97.00	VALUATION BY																
Exterior Wall	00	N/A 0								1 MANUF 3 100% - 2024 Heated Area: 2040 HX Base Yr 2024														STANDARD															
Roof Structur	03	GABLE/HIP 100								30 68 30 68 BAS 2024														Tax Group: 3								Tax Dist:							
Roof Cover	14	PREFIN MT 100																						BUILDING MARKET VALUE								239,475							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE								39,250							
Interior Floo	08	SHT VINYL 50																						TOTAL LAND VALUE - MARKET								70,800							
Interior Floo	14	CARPET 50																						TOTAL MARKET VALUE								315,790							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction								4,530							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE								311,260							
Bedrooms		2 100																						TOTAL EXEMPTION VALUE								HX HB 50,722							
Bathrooms		4 100																						BASE TAXABLE VALUE								260,538							
Frame	01	NONE 100																						TOTAL JUST VALUE								349,525							
Stories	1.	1. 100								NCON VALUE								0																					
Units		0 100								INCOME VALUE																													
Condition Adj	03	03 100								30 68 30 68 BAS 2024														PREVIOUS YEAR MKT VALUE								352,293							
Kitchen Adjus	01	01 100																																					
Quality	05	05																																					
DOR CODE	5000	IMPROVED AG																																					
MAP NUM		MKT AREA								03																													
NEIGHBORHOOD/LOC	5217.00	1.00/																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,040	100	2024	2,040	239,475																																		
TOTALS	2,040			2,040	239,475																																		
EXTRA FEATURES										1502 NW CRIPPLE CREEK ST, LAKE CITY										BLD DATE																			
																				XF DATE																			
																				LGL DATE																			
																				LAND DATE																			
																				AG DATE																			
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	04/14/2025 MLU																					
1	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023	100		600																							
2	0166	CONC, PAVMT	0	100	0	0	1.00	UT	500.00	500.00	100	2024	2023	100		500																							
3	0030	BARN, MT	0	100	0	0	1.00	UT	18,750.00	18,750.00	100	2024	2023	100		18,750																							
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2024	2023	100		7,000																							
5	0296	SHED METAL	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2024	2023	100		2,800																							
6	0030	BARN, MT	0	100	0	0	1.00	UT	4,200.00	4,200.00	100	2024	2023	100		4,200																							
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024	90		5,400																							
LAND DESCRIPTION										TOTAL OB/XF										39,250																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	0200	C	MBL HM	100					5.80	AC		1.00	1.00	1.00	6,000.00	6,000.00	34,800																						
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	445.00	445.00	2,225																						
3	5910	A	SWAMP/CYPRES	100					1.00	AC		1.00	1.00	1.00	40.00	40.00	40																						
4	9910	M	MKT. VAL .AG	0		A-1	0.00	0.00	6.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	36,000																						
REVIEW DATE	08/22/2024	BY	TW	Total Acres: 11.80		Total Land Value: 37,065		Market: 36,000		Agricultural: 2,265		Common: 34,800		PRINTED 10/07/2025 BY SYS																									