COMM NW COR LOT 12, BLOCK 3 LAKE
S/D, RUN W 17 FT TO E R/W LINE U
ALONG R/W 200.8 FT FOR POB, CONT

CRAFT MARGARET A
P O BOX 1303
LAKE CITY, FL 32056

2026

08-4S-17-08215-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

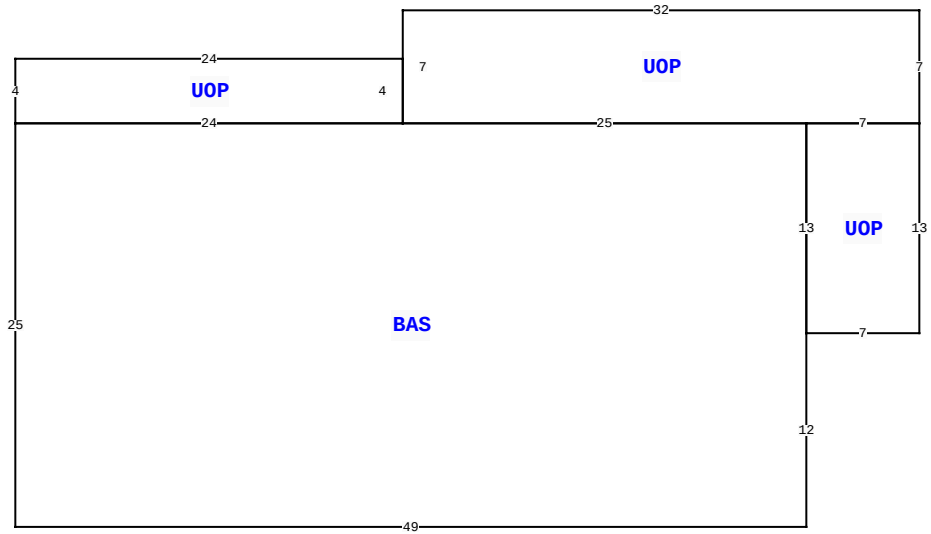
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	8417.0300	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,225	100		1,225	97,031
UOP	91	20		18	1,425
UOP	96	20		19	1,505
UOP	224	20		45	3,565
TOTALS	1,636			1,307	103,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,307	108.8000	121.86	159,271	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1225 HX Base Yr



2291 S MARION AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,526
TOTAL MARKET OB/XF VALUE		1,750
TOTAL LAND VALUE - MARKET		38,250
TOTAL MARKET VALUE		143,526
SOH/AGL Deduction		72,853
ASSESSED VALUE		70,673
TOTAL EXEMPTION VALUE	HX HB	45,673
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		143,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,526

SALE:1:1: MTG HAS BALLOON NOTE AFTER 5 YR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053105	Generator		05/14/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0672/0603	12/30/1988	AG	Q	I		60,000

GRANTOR: COHEN, MICHAEL
GRANTEE: CRAFT, MARGARET

BUILDING NOTES

BUILDING DIMENSIONS

UOP= N4 W24 S4 E24$ BAS= W24S25 E49 N12 UOP= E7 N13 W7 S13$ N13 UOP= E7 N7 W32 S7 E25$ W25$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	50	1993	1993	3	50	250	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 1,750

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	0133	C	SFR LAKE	100		00	0.00	0.00	153.00	FF		1.00	1.00	1.25	200.00	250.00	38,250							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.90 Total Land Value: 38,250 Market: 0 Agricultural: 0 Common: 38,250 PRINTED 11/19/2025 BY SYS