COMM NW COR OF LOT 12 BLOCK 3 LA HEIGHTS S/D, RUN W 17 FT TO E R/ FOR POB, RUN N 100.4 FT, E 215 F

CRAFT DAVID WAYNE
2327 S MARION AVE
LAKE CITY, FL 32025

2026

08-4S-17-08221-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

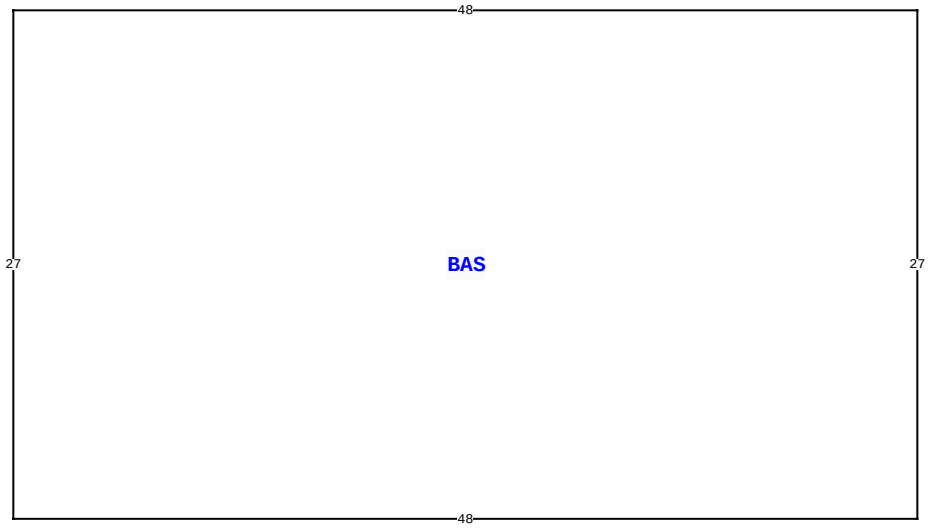
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
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	1,296	100		1,296	78,329
TOTALS	1,296			1,296	78,329

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,296	116.9000	109.89	142,417	1996	1996	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1296 HX Base Yr 2005



2327 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		78,329
TOTAL MARKET OB/XF VALUE		4,570
TOTAL LAND VALUE - MARKET		56,000
TOTAL MARKET VALUE		138,899
SOH/AGL Deduction		37,319
ASSESSED VALUE		101,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		50,858
TOTAL JUST VALUE		138,899
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,899

PERMIT NUM	DESCRIPTION	AMT	ISSUED
11335	M H	125	06/26/1996
10974	PUMP/UTPOL	30	04/03/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1173/2205	5/12/2009	QC	U	I	11	100
GRANTOR: YASMID CRAFT						
GRANTEE: DAVID WAYNE CRAFT						
1148/0194	2/21/2008	QC	Q	I	01	0
GRANTOR: DAVID WAYNE CRAFT						
GRANTEE: DAVID WAYNE & YASMI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S27 E48 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	1,000	
2	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	1996	1996	3	100	1,080	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,200	
4	0083	DOCK-LAKE	0	100	0	0	200.00	UT	11.50	11.50	50	2013	2013	3	30	690	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 4,570

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	0200	C	MBL HM	100		00	112.00	0.00	112.00	FF		1.00	1.00	1.25	200.00	250.00	28,000							
2	0020	C	VAC/WATER	100			0.00	0.00	112.00	FF		1.00	1.00	1.25	200.00	250.00	28,000							

REVIEW DATE 04/05/2017 BY DF Total Acres: 0.00 Total Land Value: 56,000 Market: 0 Agricultural: 0 Common: 56,000 PRINTED 11/19/2025 BY SYS