LOT 18 BLK B HIGH HAMMOCK S/D.

781-618, 836-10,

CHRISTMAN GREGORY A
1351 SW ICHETUCKNEE AVE
LAKE CITY, FL 32024

2025

09-4S-17-08301-138

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

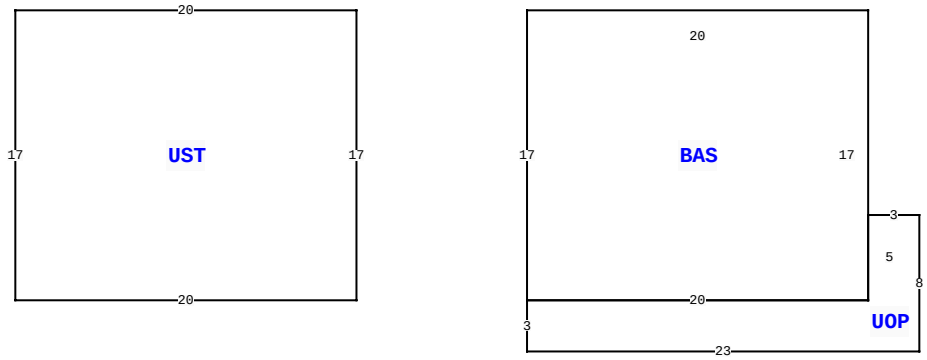
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	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	9417.0600	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100		340	26,971
UOP	84	20		17	1,349
UST	340	45		153	12,137
TOTALS	764			510	40,456

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	510	113.0000	122.04	62,240	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 340 HX Base Yr



2012 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	40,456
TOTAL MARKET OB/XF VALUE	4,400
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	63,356
SOH/AGL Deduction	2,930
ASSESSED VALUE	60,426
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	60,426
TOTAL JUST VALUE	63,356
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	62,233

LAND:2:1: CENTRAL WATER

SALE:1:1: LOT 18 BLOCK B HIGH HAMMOCK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0781/0618	10/07/1993	WD	Q	I		17,500

GRANTOR: JOHN H MASON

GRANTEE: EDWARD J MAZDZER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S17 UOP= S3 E23 N8 W3 S5 W20$ E20 N17$ PTR= W30 UST= W20 S17 E20 N17$E30$.

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	0140	CLFENCE 6	0	0	20	40	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0210	GARAGE U	0	0	12	20	1.00	UT	600.00	600.00	100	1993	1993	3	100	600	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0070	CARPORT UF	0	0	12	20	1.00	UT	0.00	0.00	100	1997	1997	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 4,400

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/10/2017 BY DF Total Acres: 0.52 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 04/25/2025 BY SYS