E 120 FT OF LOTS 22 & 23
CHIPDALE ESTATES S/D.

CROFT JOHNNIE SHEPARD 111/CROFT KRISTIE LOUISE
193 SW PRAIRIE ST
LAKE CITY, FL 32024

2026

10-4S-16-02862-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	06	06

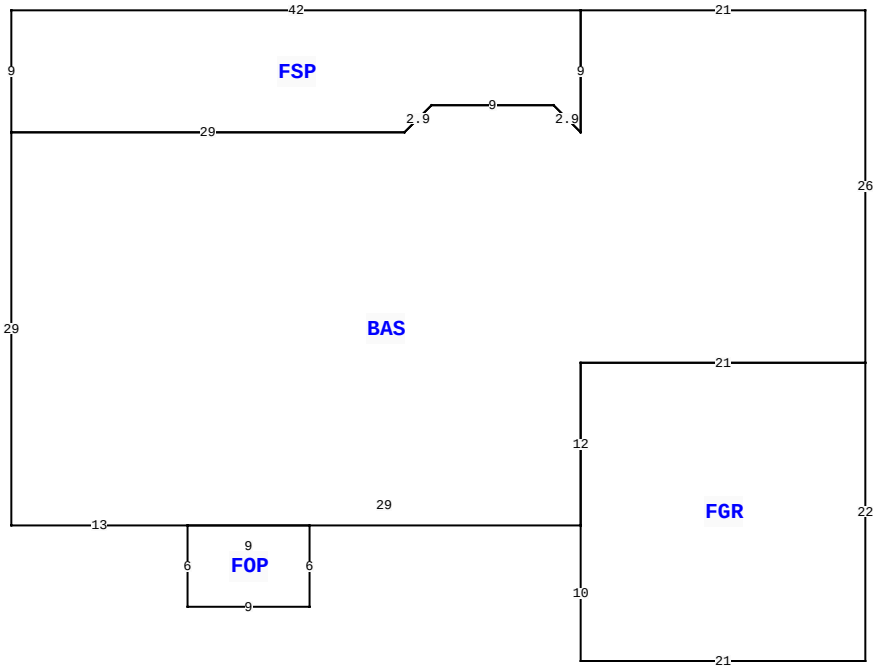
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	10416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	184,805
FGR	462	55		254	26,283
FOP	54	30		16	1,655
FSP	356	40		142	14,693
TOTALS	2,658			2,198	227,436

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,198	124.8450	139.83	307,346	1999	1999	0	0	0	26.00	74.00

2 SINGLE FAM 100% - 2012 Heated Area: 1786 HX Base Yr 2012



193 SW PRAIRIE ST, 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: 3	Tax Dist:	
BUILDING MARKET VALUE		227,436
TOTAL MARKET OB/XF VALUE		17,495
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		263,431
SOH/AGL Deduction		77,399
ASSESSED VALUE		186,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		135,310
TOTAL JUST VALUE		263,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		266,505

SALE:1:1: ORB 867-1075-LOTS 22 & 23 WITH MH
SALE:2:1: LOTS 22 & 23 CHIPDALE ESTATES
XFOB:1:1: HOMES OF MERIT MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40788	STORAGE	0	10/26/2020
18006	POOL	110	03/05/2001
15144	SFR	285	03/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1220/1113	8/29/2011	WD	Q	I	01	189,900
GRANTOR: TRYPHON & TERESA WAIN						
GRANTEE: JOHNNIE S 111 & KRI						
1009/1235	3/09/2004	WD	Q	I	01	100
GRANTOR: TRYPHON D NORRIS						
GRANTEE: TRYPHON & TERESA WA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FSP= W42 S9 E29 U2 R2 E9 R2 D2 N9$ S9 U2 L2 W9 L2 D2 W29 S29 E13 FOP= S6 E9 N6 W9$ E29 FGR= S10 E21 N22 W21 S12$ N12 E21 N26$.

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	1999	1999	3	100	1,200	
2	0294	SHED WOOD/	0	100	8	10	80.00	UT	3.50	3.50	100	1999	1999	3	100	280	
3	0166	CONC,PAVMT	0	100	0	0	1,701.00	UT	1.50	1.50	100	1999	1999	3	100	2,552	
4	0280	POOL R/CON	0	100	12	20	240.00	UT	70.00	70.00	100	2001	2001	3	40	6,720	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2001	2001	3	100	700	
6	0169	FENCE/WOOD	0	100	41	6	246.00	UT	8.00	8.00	100	2001	2001	3	100	1,968	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	3,200	
8	0060	CARPORT F	0	100	10	25	1.00	UT	875.00	875.00	100	2021	2020		100	875	

LAND DESCRIPTION

TOTAL OB/XF 17,495

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	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/25/2024 BY JB Total Acres: 0.87 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS