

COMM SE COR OF N1/2 OF SE1/4
OF SE1/4, RUN W 555 FT FOR
POB, RUN N 199.88 FT, E 185

ODUM CHRISTOPHER A/ODUM DAWN M
180 SW JUSTIN GLEN
LAKE CITY, FL 32024

2025

10-4S-16-02866-003



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 100
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 10416.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	256	100		256	21,919
BAS	1,387	100		1,387	118,758
FCP	500	25		125	10,703
FOP	132	30		40	3,425
FST	105	55		58	4,966

TOTALS 2,380 1,866 159,770

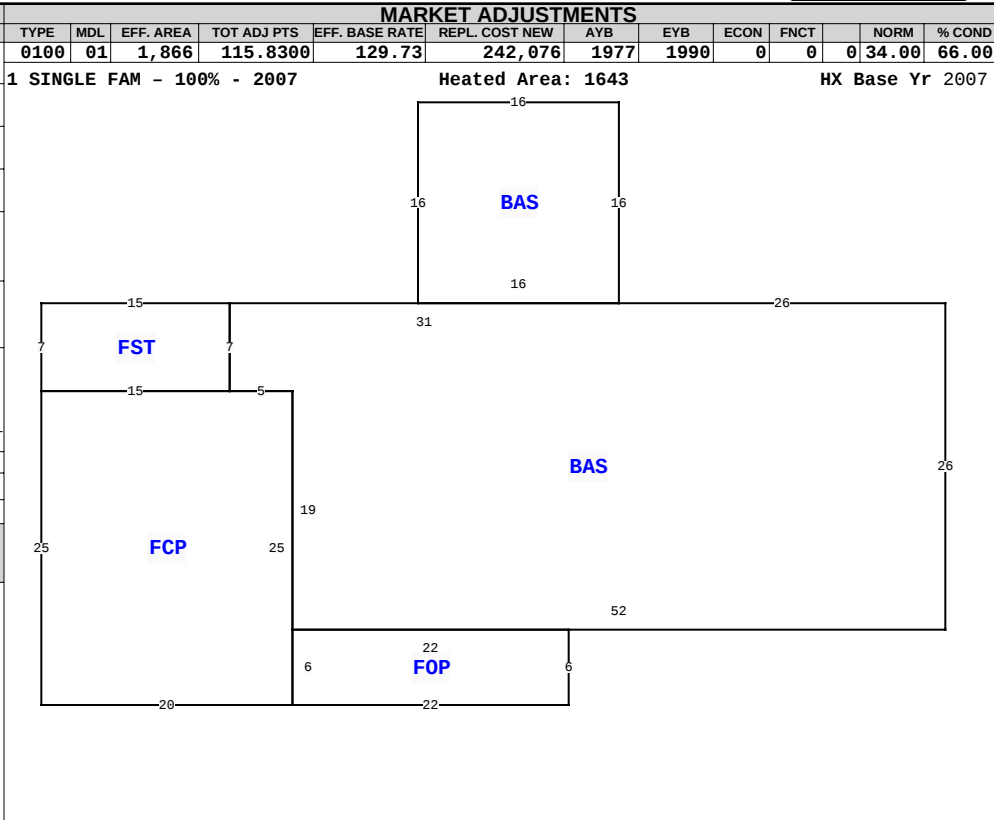
EXTRA FEATURES

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
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
4	0166	CONC, PAVMT	0	100	0	0	1,240.00	UT	2.50	2.50	100	0	0	3	100	3,100	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,500	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	0100	C	SFR	100	

REVIEW DATE 01/24/2024 BY JB



180 SW JUSTIN GLN, LAKE CITY

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

TOTAL OB/XF 6,110

	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
	00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	

Total Acres: 0.80 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

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VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		159,770
TOTAL MARKET OB/XF VALUE		6,110
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		200,880
SOH/AGL Deduction		77,237
ASSESSED VALUE		123,643
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,921
TOTAL JUST VALUE		200,880
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044424	Roof Replacement	14,701	05/13/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1085/1048	5/26/2006	WD	Q	I	

GRANTOR: NORMA CARVER

GRANTEE: CHRISTOPHER A & DAW

0377/0478 4/01/1977 03 Q I 32,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS	
BAS= W26 BAS= N16 S16 E16\$ W31 FST= W15 S7 E15 N7\$ S7	
FCP= W15 S25 E20 N25 W5\$ E5 S19 FOP= S6 E22 N6 W22\$ E52 N26\$.	

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