

LOT 17 CREST POINTE S/D.
982-1755, WD 1015-1476, WD 1022-

MURPHY ANDREW JR
322 SW STORY PL
LAKE CITY, FL 32024

2026

11-4S-16-02905-417



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectural Units	05	CONV 100 0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	11416.00 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,569	100		1,569	181,211
FGR	420	55		231	26,679
FOP	80	30		24	2,772
FSP	168	40		67	7,738
FSP	204	40		82	9,471
TOTALS	2,441			1,973	227,871

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	835.00	UT 2.00		2.00
2	0166	CONC, PAVMT	0 100	0	0	984.00	UT 2.00		2.00
3	0169	FENCE/WOOD	0 100	0	0	1.00	UT 0.00		0.00
4	0296	SHED METAL	0 100	0	0	1.00	UT 0.00		0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2023

Heated Area: 1569

HX Base Yr 2023

322 SW STORY PL, LAKE CITY

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/03/2025 MLU

TOTAL OB/XF														
7,438														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

REVIEW DATE 01/08/2024 BY KS Total Acres: 0.79 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		227,871	
TOTAL MARKET OB/XF VALUE		7,438	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		270,309	
SOH/AGL Deduction		21,076	
ASSESSED VALUE		249,233	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		198,511	
TOTAL JUST VALUE		270,309	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		273,230	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043087	Roof Replacement	16,000	11/02/2021
20261	SFR	295	12/20/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1438/2124	5/27/2021	WD	Q	I	01	223,000
GRANTOR: WEHINGER JOSHUA F & L						
GRANTEE: MURPHY ANDREW JR						
1055/1531	8/16/2005	WD	Q	I		145,000
GRANTOR: LUTZE						
GRANTEE: JOSHUA F & LARI K W						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W17 W14 U2L2 W5 D2L2 W13 S30 E32 E1 N5 E7 S5 E13 N30 \$									
FGR=[ORIG=-53,30] S20 E21 N20 W21 \$									
FSP=[ORIG=0,0] N12 W17 S12 E17 \$									
FSP=[ORIG=-17,0] N12 W14 S12 E14 \$									
FOP=[ORIG=-21,30] S5 E9 N5 W1 N5 W7 S5 W1 \$									
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