LOT 3 SUNSET ACRES S/D.
668-55, 706-67,

THOMAS ALICE AVANT
200 SW CROSSBOW PL
LAKE CITY, FL 32024

2026

15-4S-16-02986-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

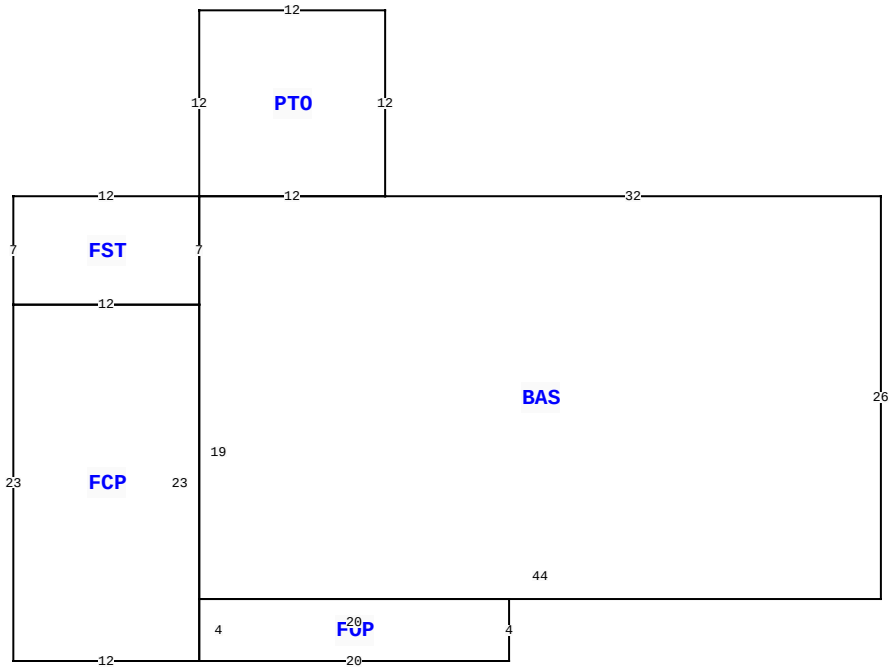
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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	15416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,144	100		1,144	88,199
FCP	276	25		69	5,320
FOP	80	30		24	1,851
FST	84	55		46	3,546
PTO	144	5		7	540
TOTALS	1,728			1,290	99,455

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,290	105.9000	118.61	153,007	1977	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1144 HX Base Yr



200 SW CROSSBOW PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,455
TOTAL MARKET OB/XF VALUE		980
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		135,435
SOH/AGL Deduction		71,667
ASSESSED VALUE		63,768
TOTAL EXEMPTION VALUE	HX HB	38,768
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		135,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,435

LAND:1:1: 0.66 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0706/0067	12/19/1989	QC	Q	I		39,000
GRANTOR: FARMERS HOME						
GRANTEE: ALICE AVANT THOMAS						
0562/0068	4/01/1985	WD	Q	I		32,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 PTO= N12 W12 S12 E12$ W12 FST= W12 S7 E12N7$S7 FCP= W12 S23 E12 N23$S19 FOP= S4 E20 N4 W20$ E44N26$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	70	1993	1993	3	70	630	

LAND DESCRIPTION

TOTAL OB/XF 980

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-	1116.00	249.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/01/2024 BY KS Total Acres: 0.66 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/10/2025 BY SYS