LOT 9 BLOCK B FOREST COUNTRY SEC
& BEG AT NE COR OF LOT 7, S 33.8
175.67 FT, N 106.37 FT, E 160 TO

CRIST THOMAS FLOYD
276 SW SLASH LN
LAKE CITY, FL 32024

2026

15-4S-16-03000-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

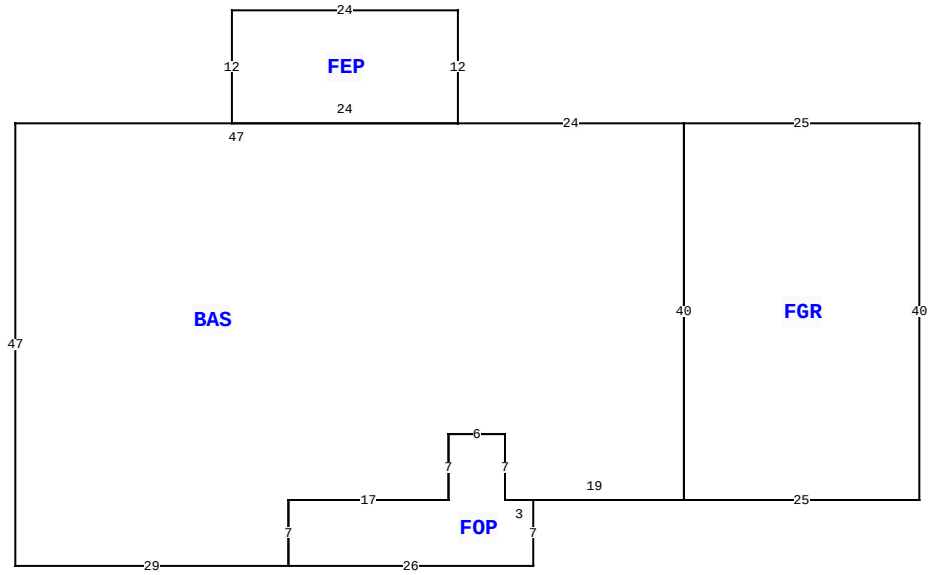
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame		N/A 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		15416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,001	100		3,001	235,561
FEP	288	80		230	18,054
FGR	1,000	55		550	43,172
FOP	224	30		67	5,259
TOTALS	4,513			3,848	302,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,848	107.8250	120.76	464,684	1988	1988	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 3001 HX Base Yr 2021



276 SW SLASH LN, 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		302,045
TOTAL MARKET OB/XF VALUE		2,000
TOTAL LAND VALUE - MARKET		38,500
TOTAL MARKET VALUE		342,545
SOH/AGL Deduction		84,990
ASSESSED VALUE		257,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		206,833
TOTAL JUST VALUE		342,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1972	8/31/2020	WD	Q	I	01	259,900
GRANTOR: JAN MARIE NORRIS & AL						
GRANTEE: THOMAS FLOYD CRIST						
1282/0125	9/24/2014	LE	U	I	14	100
GRANTOR: ELLA MAE LUFFMAN (RET						
GRANTEE: JAN MARIE NORRIS &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR= W25 BAS= W24 FEP= N12 W24 S12 E24$ W47 S47 E29 FOP= E26 N7 W3 N7 W6 S7 W17 S7$ N7 E17 N7 E6 S7 E19 N40$ S40 E25 N40$.

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	2014	2014	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 08/30/2024 BY KS Total Acres: 0.98 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/18/2025 BY SYS