LOT 1 TRIO PARK S/D.
496-352, 780-1913, LE 1281-2565,

CREWS RAMONA S
304 SE ANASTASIA ST
LAKE CITY, FL 32025

**2026**

**15-4S-17-08360-301**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

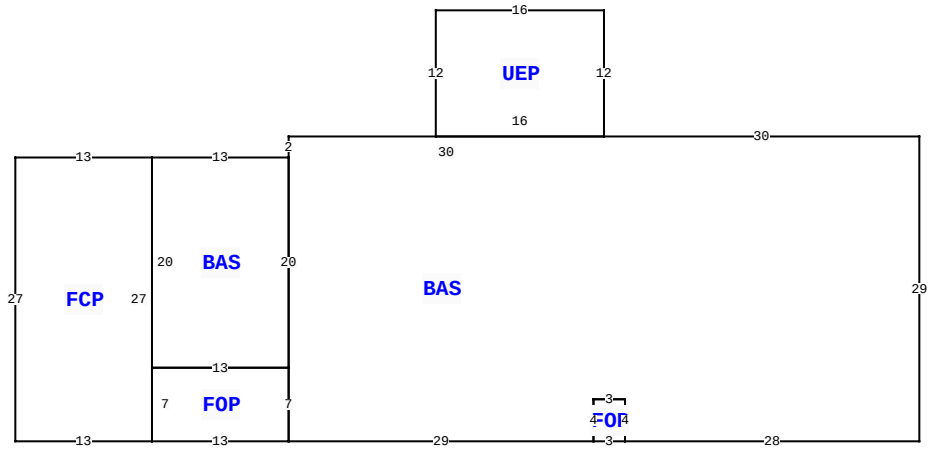
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1.5 100 |
| 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 | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 15417.090 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 260 | 100 | | 260 | 20,894 |
| BAS | 1,728 | 100 | | 1,728 | 138,861 |
| FCP | 351 | 25 | | 88 | 7,071 |
| FOP | 12 | 30 | | 4 | 322 |
| FOP | 91 | 30 | | 27 | 2,170 |
| UEP | 192 | 60 | | 115 | 9,241 |
| TOTALS | 2,634 | | | 2,222 | 178,559 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,222 | 110.3860 | 123.63 | 274,706 | 1978 | 1978 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1988 HX Base Yr




304 SE ANASTASIA 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: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 178,559 |
| TOTAL MARKET OB/XF VALUE | | 2,120 |
| TOTAL LAND VALUE - MARKET | | 16,650 |
| TOTAL MARKET VALUE | | 197,329 |
| SOH/AGL Deduction | | 85,802 |
| ASSESSED VALUE | | 111,527 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 55,805 |
| TOTAL JUST VALUE | | 197,329 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 197,329 |

LAND:1:1: 0.39 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1488/2047 | 4/19/2023 | WD | U | I | 11 | 100 |
| GRANTOR: CREWS RAMONA S | | | | | | |
| GRANTEE: CREWS RAMONA S | | | | | | |
| 1488/2045 | 4/19/2023 | LE | U | I | 14 | 100 |
| GRANTOR: CREWS RAMONA S (ENH L | | | | | | |
| GRANTEE: CREWS CHARLES S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 UEP= N12 W16 S12 E16$ W30 S2 BAS= W13 FCP= W13 S27 E13 N27$ S20 E13 N20$ S20 FOP= W13 S7 E13 N7$ S7 E29 FOP= E3 N4 W3 S4$ N4 E3 S4 E28 N29$.

## 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 | 18 | 48 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,120 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 10 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 500 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2013 | 2013 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,120

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 18,500.00 | 16,650.00 | 16,650 | | | | | | | |

REVIEW DATE 04/25/2017 BY BC Total Acres: 0.38 Total Land Value: 16,650 Market: 0 Agricultural: 0 Common: 16,650 PRINTED 11/07/2025 BY SYS