

LOT 13 KIMBERLY OAKS S/D.
WD 1032-1227, DC 1462-1165, WD 1

SAVARIA MARC A/SAVARIA KATHRYN M
156 SW CHRISTENSEN CT
LAKE CITY, FL 32024

2025

16-4S-16-03026-113



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 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	07	07
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06

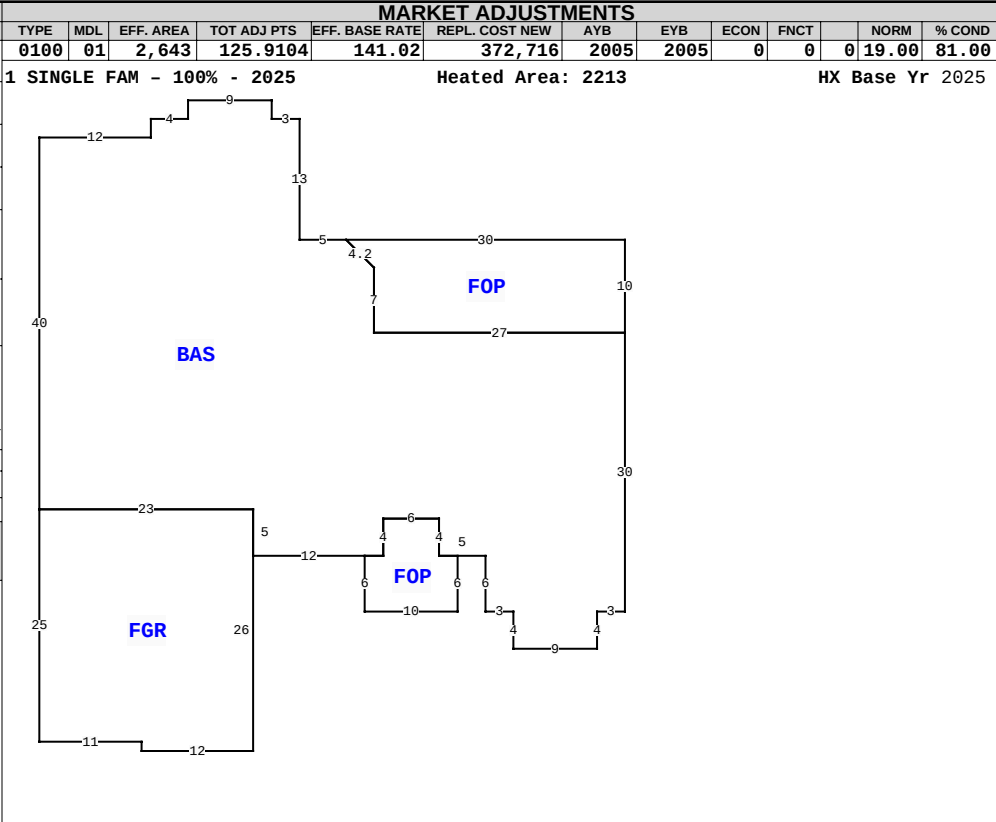
NEIGHBORHOOD/LOC	16416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,213	100		2,213	252,782
FGR	587	55		323	36,895
FOP	84	30		25	2,856
FOP	275	30		82	9,367

TOTALS	3,159			2,643	301,900
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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	0	1,390.00	UT 2.00
2	0169	FENCE/WOOD	0	100	0	0	0	1.00	UT 0.00
3	0030	BARN, MT	0	100	0	0	0	1.00	UT 28,000.00

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



156 SW CHRISTENSEN CT, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
34,780									

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34,780									

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		301,900	
TOTAL MARKET OB/XF VALUE		34,780	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		371,680	
SOH/AGL Deduction		0	
ASSESSED VALUE		371,680	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		320,958	
TOTAL JUST VALUE		371,680	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		351,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045663	Storage Building	37,472	10/11/2022
22829	SFR	666	02/21/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1462/1167	3/16/2022	WD	Q	I	01
GRANTOR: THEOBALD LYNDA S					
GRANTEE: SAVARIA MARC A					
1032/1227	11/29/2004	WD	Q	V	
GRANTOR: DERINGTON PROPERTIES					
GRANTEE: THEOBALD LYNDA S					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W5 N13 W3 N2 W9 S2 W4 S2 W12 S40 FGR= S25 E11 S1 E12 N26 W23\$ E23 S5 E12 FOP= S6 E10 N6 W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E5 S6 E3 S4 E9 N4 E3 N30 FOP= N10 W30 D3 R3 S7 E27\$ W27 N7 L3 U3 \$.									