LOT 14 KIMBERLY OAKS S/D.
WD 1043-1052, WD 1483-744, WD 15

BANNER JAMES KENT/BANNER JORDYN
145 SW CHRISTENSEN CT
LAKE CITY, FL 32024

2026

16-4S-16-03026-114

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

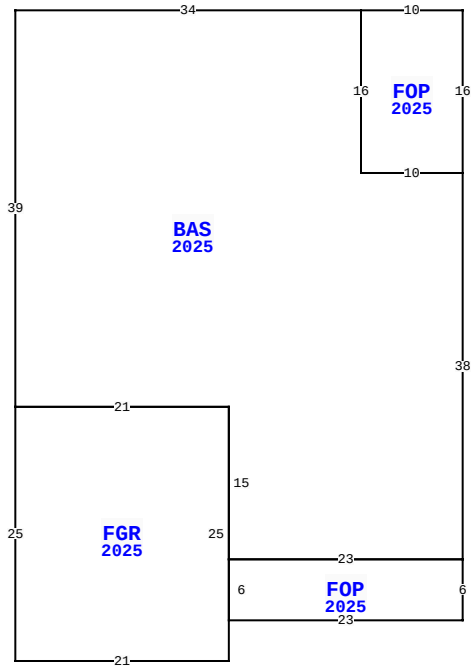
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	16416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,901	100	2025	1,901	221,322
FGR	525	55	2025	289	33,646
FOP	138	30	2025	41	4,774
FOP	160	30	2025	48	5,589
TOTALS	2,724			2,279	265,330

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,279	105.0000	117.60	268,010	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1901 HX Base Yr



145 SW CHRISTENSEN CT, 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	265,330
TOTAL MARKET OB/XF VALUE	2,520
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	302,850
SOH/AGL Deduction	0
ASSESSED VALUE	302,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	302,850
TOTAL JUST VALUE	302,850
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	305,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047966	New Residential C	275,000	08/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1538/245	5/14/2025	WD	Q	I	01	400,000
GRANTOR: LEV JOANN T						
GRANTEE: BANNER JAMES KENT						
1483/744	1/19/2023	WD	Q	V	01	32,000
GRANTOR: WATSON RICHARD L						
GRANTEE: LEV JOANN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=69,10] W34 S39 E21 S15 E23 N38 W10 N16 $
FOP=[YR=2025;ORIG=69,10] E10 S16 W10 N16 $
FGR=[YR=2025;ORIG=35,49] E21 S25 W21 N25 $
FOP=[YR=2025;ORIG=56,64] E23 S6 W23 N6 $
.

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	0	0	0	840.00	UT	3.00	3.00	100	2025	2024		100	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/22/2025 BY TP Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS