COMM SE COR OF W1/2 OF NE1/4 OF
RUN N 60.02 FT FOR POB, CONT N 3
W 638.08 FT, S 339.27 FT, E 645.

CRAIG BRANDON G
329 NW JEAN CT
LAKE CITY, FL 32055

2026

18-3S-16-02176-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Quality	05	05

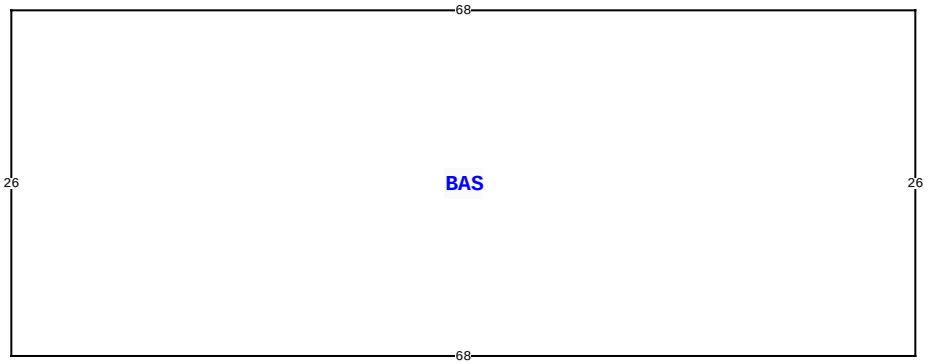
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 18316.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	115,473
TOTALS	1,768			1,768	115,473

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,768	113.9000	107.07	189,300	2009	2009	0	0	0	39.00	61.00

1 MANUF 1 100% - 2010 Heated Area: 1768 HX Base Yr 2010



329 NW JEAN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,473
TOTAL MARKET OB/XF VALUE		9,250
TOTAL LAND VALUE - MARKET		55,110
TOTAL MARKET VALUE		132,230
SOH/AGL Deduction		60,804
ASSESSED VALUE		71,426
TOTAL EXEMPTION VALUE	HX HB	46,426
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		179,833
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,405

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28049	M H	398	09/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1179/1846	8/14/2009	WD	U	V	11	100

GRANTOR: WILLIAM J CRAIG JR &
GRANTEE: BRANDON G CRAIG

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W68 S26 E68 N26$.

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	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	500	
3	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	500	
5	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,250

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	0200	C	MBL HM	100		A-1	0.00	0.00	0.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	5,500							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.51	AC		1.00	1.00	1.00	445.00	445.00	2,007							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	4.51	AC		1.00	1.00	1.00	11,000.00	11,000.00	49,610							

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.01 Total Land Value: 7,507 Market: 49,610 Agricultural: 2,007 Common: 5,500 PRINTED 10/02/2025 BY SYS