COMM AT INTERS OF S LINE OF SW1/
R/W LINE OF SR-82 (AKA US HWY 44
EXTENDS), RUN N ALONG R/W 50 FT

CR PROPERTY INVESTMENTS LLC
466 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

20-3S-17-05237-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

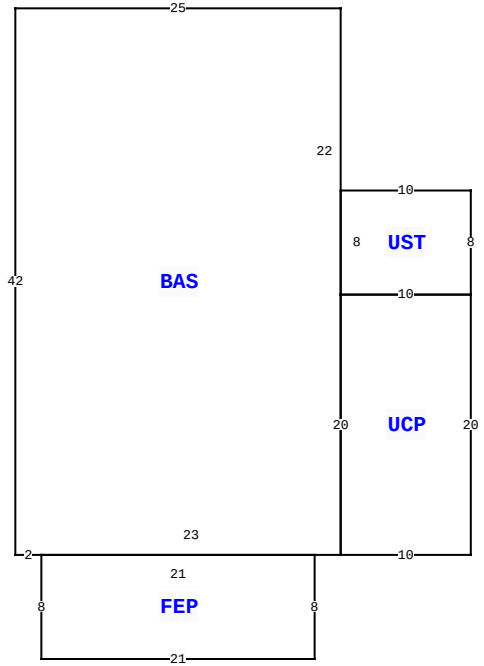
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,050	100		1,050	51,269
FEP	168	80		134	6,543
UCP	200	20		40	1,953
UST	80	45		36	1,758
TOTALS	1,498			1,260	61,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,260	67.0680	75.12	94,651	1940	1940	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1050 HX Base Yr



1834 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	61,523
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	71,823
SOH/AGL Deduction	0
ASSESSED VALUE	71,823
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	71,823
TOTAL JUST VALUE	71,823
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/1220	11/06/2024	QC	U	I	11	100
GRANTOR: DURDEN CHRISTOPHER						
GRANTEE: CR PROPERTY INVESTM						
1524/1855	10/02/2024	WD	U	I	11	100
GRANTOR: WILSON JULIET						
GRANTEE: DURDEN CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 S42 E2 FEP= S8 E21 N8 W21$ E23 UCP= E10 N20 W10 S20$ N20 UST= E10 N8 W10 S8$ N22$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,000							

REVIEW DATE 09/01/2015 BY DF Total Acres: 0.46 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 11/18/2025 BY SYS