LOT 23 PINE RIDGE S/D.
634-800, 827-507, DC 947-324, WD

CRAFT CHRISTOPHER
164 NW LAMAR PL
LAKE CITY, FL 32055-8322

2026

21-3S-16-02240-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

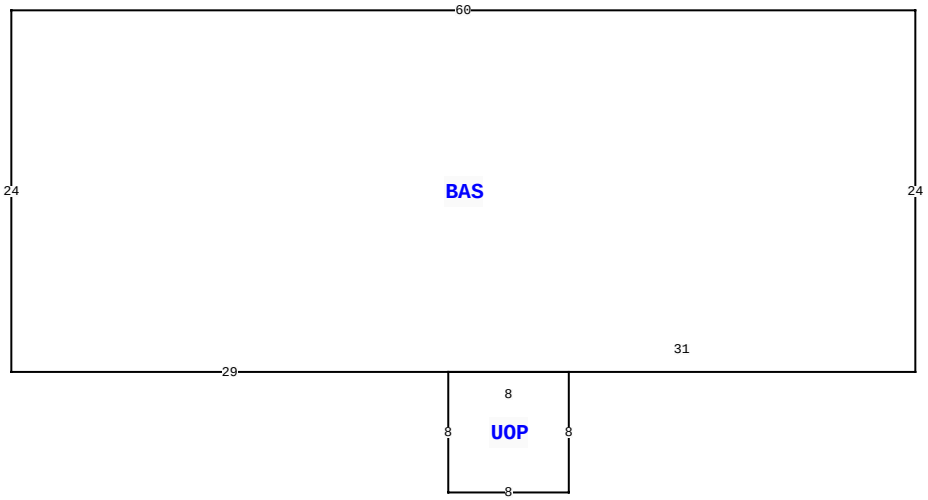
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	32,763
UOP	64	25		16	364
TOTALS	1,504			1,456	33,127

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	94.8000	56.88	82,817	1974	1985	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 1440 HX Base Yr 2012



164 NW LAMAR PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		33,127
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		62,127
SOH/AGL Deduction		38,799
ASSESSED VALUE		23,328
TOTAL EXEMPTION VALUE	HX HB	23,328
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		62,127
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,127

SALE:1:1: ALSO RE#'S 02240-024 & 07642-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1228/0702	1/18/2012	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JACK						
GRANTEE: CHRISTOPHER CRAFT						
1057/0270	8/31/2005	WD	Q	I		42,000
GRANTOR: JAY DAVIS						
GRANTEE: JACK O CRAFT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S24 E29 UOP= S8 E8 N8 W8$ E31 N24$.

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	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,000

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		RSF/MH	120.00	245.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 02/09/2023 BY KS Total Acres: 0.67 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2025 BY SYS