

THAT PART OF W1/2 OF W1/2 OF NE1
CR-18, EX RD R/W. THIS PROP ALSO
OF W1/2 OF NE1/4, EX 3 AC IN SW

PUIG ANAELYS/GARCIA ABEL
1445 SE CR-18
LAKE CITY, FL 32024

2026

23-6S-17-09750-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	23617.00	1.00/
------------------	----------	-------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	131,824
FEP	325	80		260	18,039
FGR	444	55		244	16,929
FSP	240	40		96	6,661
FST	56	55		31	2,151

TOTALS	2,965			2,531	175,603
--------	-------	--	--	-------	---------

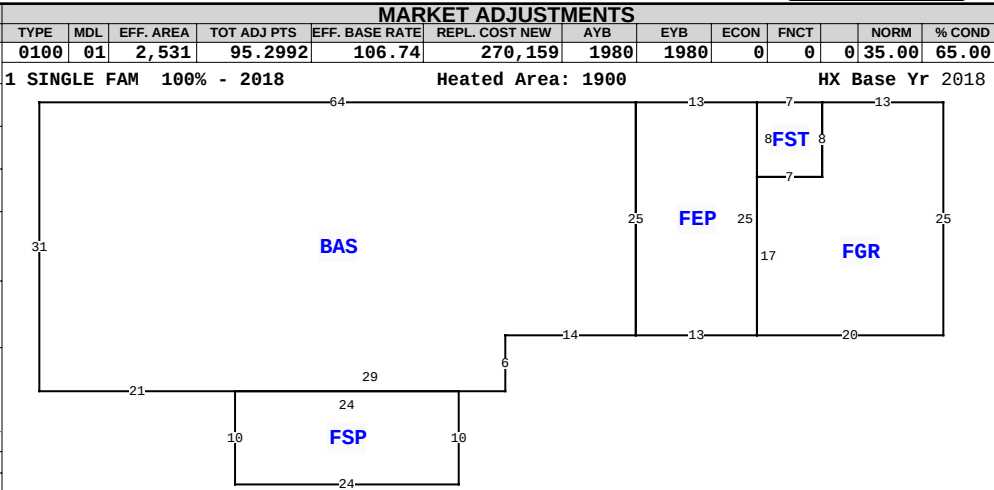
EXTRA FEATURES

L N	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	36	16	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0 100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.50	AC		1.00	1.00	1.00	280.00	280.00	8,540							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	281.00	281.00	1,546							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	144,000							

REVIEW DATE	03/06/2025	BY	TW
-------------	------------	----	----



NEIGHBORHOOD/LOC	23617.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	131,824
FEP	325	80		260	18,039
FGR	444	55		244	16,929
FSP	240	40		96	6,661
FST	56	55		31	2,151

TOTALS	2,965			2,531	175,603
--------	-------	--	--	-------	---------

1445 SE COUNTY ROAD 18 , LAKE CITY

L N	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	36	16	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0 100	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
4	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
6	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

TOTAL OB/XF 4,150

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.50	AC		1.00	1.00	1.00	280.00	280.00	8,540							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	281.00	281.00	1,546							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	144,000							

REVIEW DATE	03/06/2025	BY	TW
-------------	------------	----	----

Total Acres: 37.00 Total Land Value: 14,086 Market: 144,000 Agricultural: 10,086 Common: 4,000

COLUMBIA COUNTY PROPERTY PAGE 1 of 1 3

VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	175,603
TOTAL MARKET OB/XF VALUE	4,150
TOTAL LAND VALUE - MARKET	148,000
TOTAL MARKET VALUE	193,839
SOH/AGL Deduction	115,760
ASSESSED VALUE	78,079
TOTAL EXEMPTION VALUE	50,722
BASE TAXABLE VALUE	27,357
TOTAL JUST VALUE	327,753
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,753

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049312	Electrical Servic	0	02/28/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/2404	8/30/2017	WD	Q	I	05	312,000
GRANTOR: DAVID D, MICHAEL D &						
GRANTEE: ANAELYS PUIG & ABEL						
1343/1341	8/24/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NORET						
GRANTEE: DAVID D, MICHAEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E21 FSP= S10 E24 N10 W24\$ E29 N6 E14 FEP= E13 FGR= E20 N25 W13 FST= W7 S8 E7 N8\$ S8 W7 S17\$ N25 W13 S25\$ N25\$.