COMM SW COR OF NE1/4, RUN E 926. FT FOR POB, RUN W 208.37 FT, N 2 205.54 FT, S 211.80 FT TO POB. (

DEVOE SAMUEL J
286 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03103-023

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

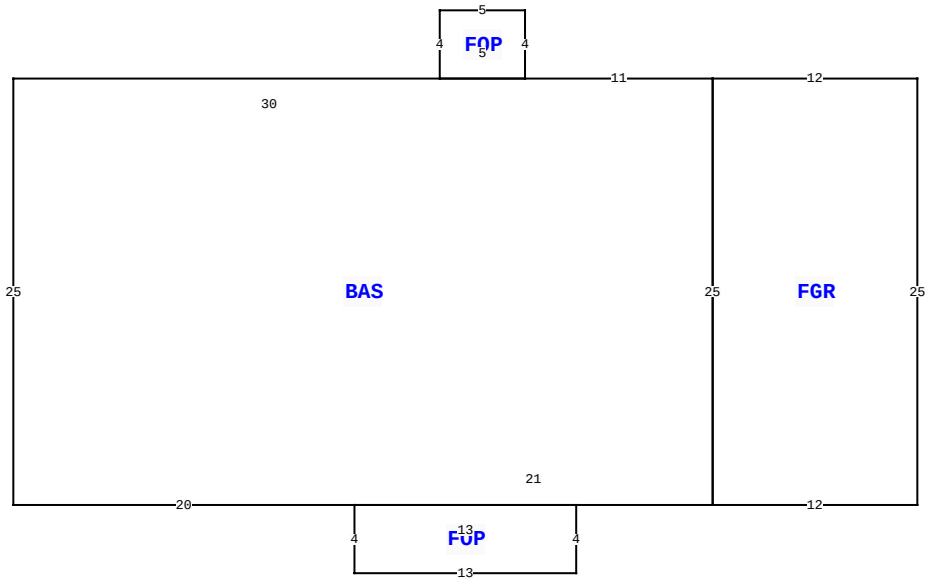
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,025	100		1,025	156,627
FGR	300	55		165	25,213
FOP	20	30		6	917
FOP	52	30		16	2,445
TOTALS	1,397			1,212	185,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	143.6160	160.85	194,950	1994	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022



286 SW CHRIS TER, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		185,202
TOTAL MARKET OB/XF VALUE		1,698
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		221,900
SOH/AGL Deduction		34,481
ASSESSED VALUE		187,419
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,697
TOTAL JUST VALUE		221,900
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,850

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042799	Roof Replacement	6,580	09/21/2021
39972	ELECTRICAL	0	06/18/2020
8727	SFR	29,000	08/12/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1456/61	12/28/2021	WD	Q	I	01	189,900
GRANTOR: FOXX RONNIE						
GRANTEE: DEVOE SAMUEL J						
1445/958	8/19/2021	WD	Q	I	01	140,000
GRANTOR: LAKE CITY LAND TRUST						
GRANTEE: FOXX RONNIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 FOP= N4 W5 S4 E5$ W30 S25 E20 FOP= S4 E13 N4 W13$ E21 FGR= E12 N25 W12 S25$ N25$.

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	100	0	0	582.00	UT	1.50	1.50	100	0	0	3	100	873	
2	0120	CLFENCE 4	0	100	0	0	50.00	UT	6.50	6.50	100	2009	2009	3	100	325	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,698

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	100		A-1	210.00	216.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS