COMM NE COR OF NW1/4 OF NW1/4, R
FOR POB, CONT S 286.70 FT, W 151
E R/W OLD WIRE RD, N'LY ALONG R/

LANGE KRISTIN MARIE/LANGE ASHLEY BROWN
277 SE GILES MARTIN AVE
LAKE CITY, FL 32024

2026

24-6S-17-09767-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

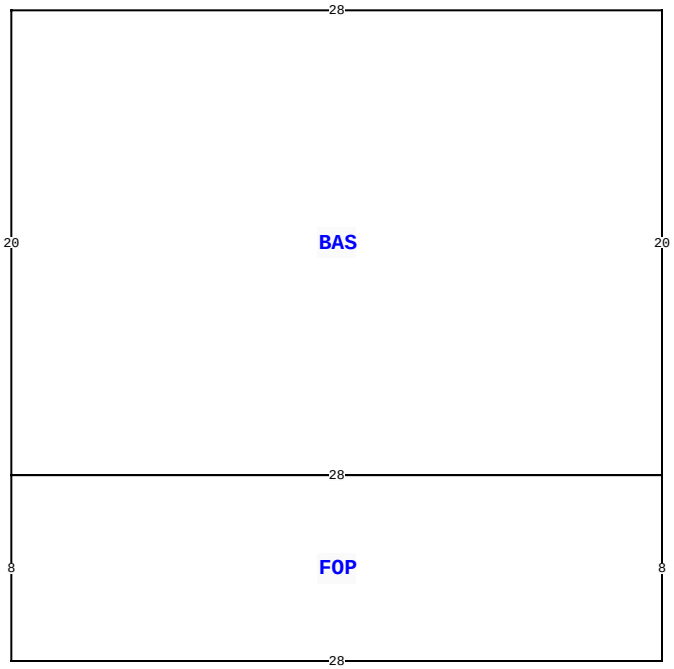
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	24617.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100		560	71,801
FOP	224	30		67	8,590
TOTALS	784			627	80,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	627	133.5600	160.27	100,489	2005	2005	0	0	0	20.00	80.00

1 EXCEPT SFR 100% - 2016 Heated Area: 560 HX Base Yr 2016



277 SE GILES MARTIN AVE, 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		80,391
TOTAL MARKET OB/XF VALUE		12,740
TOTAL LAND VALUE - MARKET		95,285
TOTAL MARKET VALUE		188,416
SOH/AGL Deduction		57,830
ASSESSED VALUE		130,586
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		79,864
TOTAL JUST VALUE		188,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23590	SFR	229	09/09/2005
21828	TR/TRAILER	150	05/04/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1402/1388	12/30/2019	QC	U	I	11	0
GRANTOR: KRISTIN MARIE LANGE &						
GRANTEE: KRISTIN M LANGE & A						
1400/0672	11/26/2019	QC	U	I	11	0
GRANTOR: SCOTT R & ANNETTE A L						
GRANTEE: KRISTIN MARIE LANGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S20 FOP= S8 E28 N8 W28$ E28 N20$.

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	376.00	UT	2.00	2.00	100	2013	2013	3	100	752	
2	0031	BARN,MT AE	0	100	30	36	1,080.00	UT	9.00	9.00	100	2013	2013	3	100	9,720	
3	0060	CARPORT F	0	100	18	36	648.00	UT	3.50	3.50	100	2013	2013	3	100	2,268	

LAND DESCRIPTION

TOTAL OB/XF 12,740

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	0.00	0.00	10.03	AC		1.00	1.00	1.00	9,500.00	9,500.00	95,285							

REVIEW DATE 10/27/2017 BY BC Total Acres: 10.03 Total Land Value: 95,285 Market: 0 Agricultural: 0 Common: 95,285 PRINTED 11/17/2025 BY SYS