LOT 1 BLK A TALL PINE ACRES.
410-569, WD 1352-1494, DC 1450-6

HAIR CRYSTAL N
274 NW OPEN CT
LAKE CITY, FL 32055

2026

27-3S-16-02318-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

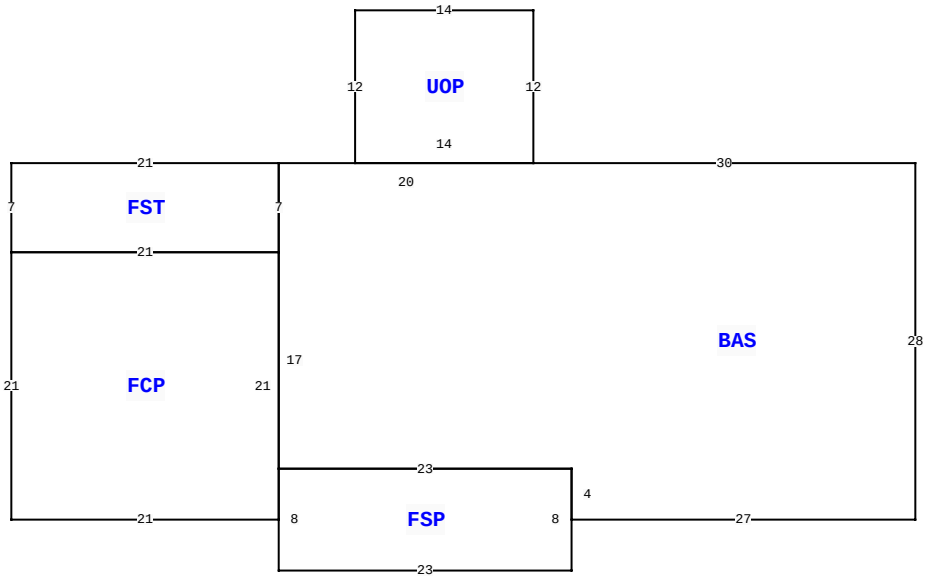
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,308	100		1,308	91,634
FCP	441	25		110	7,706
FSP	184	40		74	5,184
FST	147	55		81	5,675
UOP	168	20		34	2,382
TOTALS	2,248			1,607	112,581

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,607	96.2280	107.78	173,202	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1308 HX Base Yr 2024



274 NW OPEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		112,581
TOTAL MARKET OB/XF VALUE		3,000
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		134,081
SOH/AGL Deduction		0
ASSESSED VALUE		134,081
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		78,359
TOTAL JUST VALUE		134,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,081

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050081	Solar Power Syste	32,177	06/07/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1352/1494	4/05/2013	LE	U	I	11	100

GRANTOR: JEANNIE MCCLAMMA COAR
GRANTEE: JAMES L II & CRYSTA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 UOP= N12 W14 S12 E14$ W20 FST= W21 S7 E21 N7$S7 FCP= W21 S21 E21 N21$ S17 FSP= S8 E23 N8 W23 $E23 S4 E27 N28$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	600	

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	0100	C	SFR	100		RSF/MH	146.00	302.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.01 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS