LOT 6 BLK 3 CLUB VIEW PARK S/D.
421-486, DC 1257-104, WD 1257-11

GREENOUGH STEPHEN/COCHRAN KAREN
PO BOX 21
WELLBORN, FL 32094-0021

2026

27-3S-16-02346-037

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

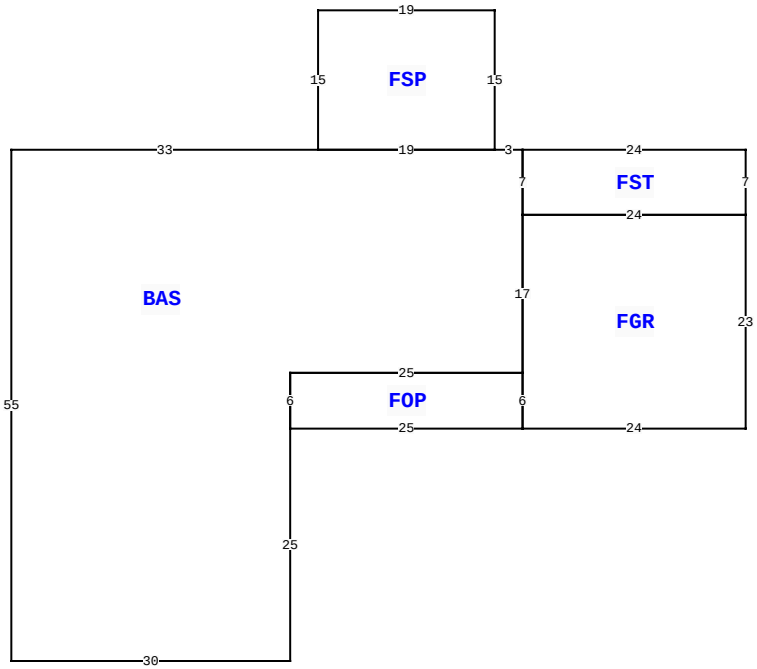
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,250	100		2,250	190,184
FGR	552	55		304	25,696
FOP	150	30		45	3,804
FSP	285	40		114	9,636
FST	168	55		92	7,777
TOTALS	3,405			2,805	237,095

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,805	116.1090	130.04	364,762	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 2250 HX Base Yr



150 NW GREEN LN, 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	237,095
TOTAL MARKET OB/XF VALUE	2,150
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	269,245
SOH/AGL Deduction	0
ASSESSED VALUE	269,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	269,245
TOTAL JUST VALUE	269,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,245

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31243	MAINT/ALTR	45	07/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1507/590	1/26/2024	WD	U	I	37	142,300
GRANTOR: DECRISTOFER KAREN						
GRANTEE: GREENOUGH STEPHEN						
1506/1197	1/16/2024	PB	U	I	18	0
GRANTOR: CONSTANTINI VALERIE						
GRANTEE: DECRISTOFER KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S55 E30 N25 FOP= E25 N6 W25 S6$ N6 E25 FGR= S6E24 N23 W24 S17$ N17 FST= E24 N7 W24 S7$ N7 W3 FSP= N15 W19 S15 E19$W19$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,150

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	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 02/16/2024 BY TP Total Acres: 0.42 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 10/03/2025 BY SYS