

LOT 24 BLOCK A SUWANNEE HILLS S/
749-1969, 752-1591, WD 1330-2092

WEATHERWAX JODY H/WEATHERWAX MARIA
313 NW CRACKNEL WAY
LAKE CITY, FL 32055

2026

28-2S-16-01772-124



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	05	05
DOR CODE	0100 SINGLE FAMILY	

MAP NUM	MKT AREA	03
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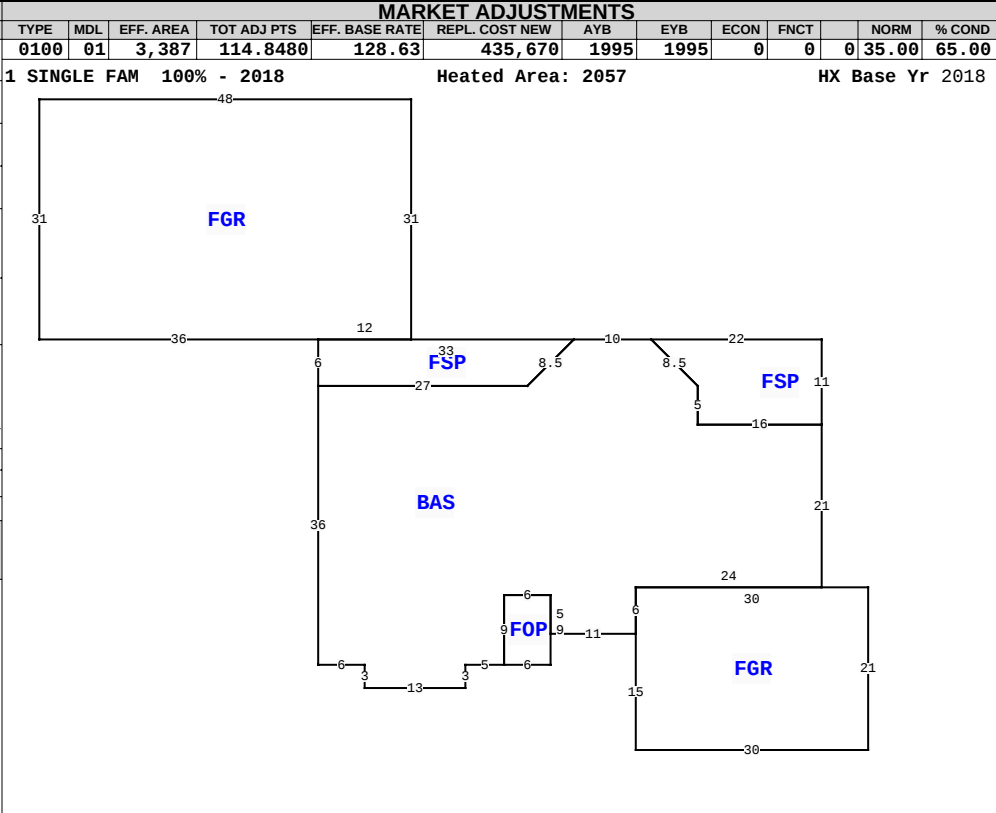
NEIGHBORHOOD/LOC	28216.030	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,057	100		2,057	171,985
FGR	630	55		346	28,929
FGR	1,488	55		818	68,392
FOP	54	30		16	1,338
FSP	180	40		72	6,020
FSP	194	40		78	6,521

TOTALS	4,603			3,387	283,186
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0166	CONC, PAVMT	0	100	6	11	66.00	UT	1.50	1.50	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	
4	0282	POOL ENCL	0	100	0	0	850.00	UT	15.00	15.00	
5	0166	CONC, PAVMT	0	100	13	40	520.00	UT	3.00	3.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT	



313 NW CRACKNEL WAY, LAKE CITY	BLD DATE	LGL DATE	04/14/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
24,095											

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		283,186	
TOTAL MARKET OB/XF VALUE		24,095	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		347,281	
SOH/AGL Deduction		118,662	
ASSESSED VALUE		228,619	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		177,897	
TOTAL JUST VALUE		347,281	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		347,281	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050185	Roof Replacement	12,000	06/24/2024
9657	POOL	55	04/27/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE	
1330/2092	2/09/2017	WD	Q	I	01	243,000	
GRANTOR: GARY C KRAUSE							
GRANTEE: JODY H & MARIA WEAT							
1199/0609	8/06/2010	WD	Q	I	01	212,500	
GRANTOR: RAYMOND L & COLLEN M							
GRANTEE: GARY C KRAUSE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP= W16 N5 L6 U6 E22 S11 \$ BAS= W16 N5 L6 U6 W10 D6 L6 W27 FSP= E27 R6 U6 W33FGR= E12 N31 W48 S31 E36\$ S6\$S36 E6 S3 E13 N3 E5 FOP= N9 E6 S9 W6\$ N9 E6 S5 E11 FGR= S15 E30 N21 W30 S6 \$ N6 E24 N21\$.											