COMM NW COR OF NE1/4 OF NW1/4, S
426.88 FT FOR POB, CONT E 236.64
NE VOSS RD, S 5 DEG E 101.49 FT,

DEAN KAITLYN BRIANNA
988 NE VOSS RD
LAKE CITY, FL 32055

2025

28-3S-17-05596-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

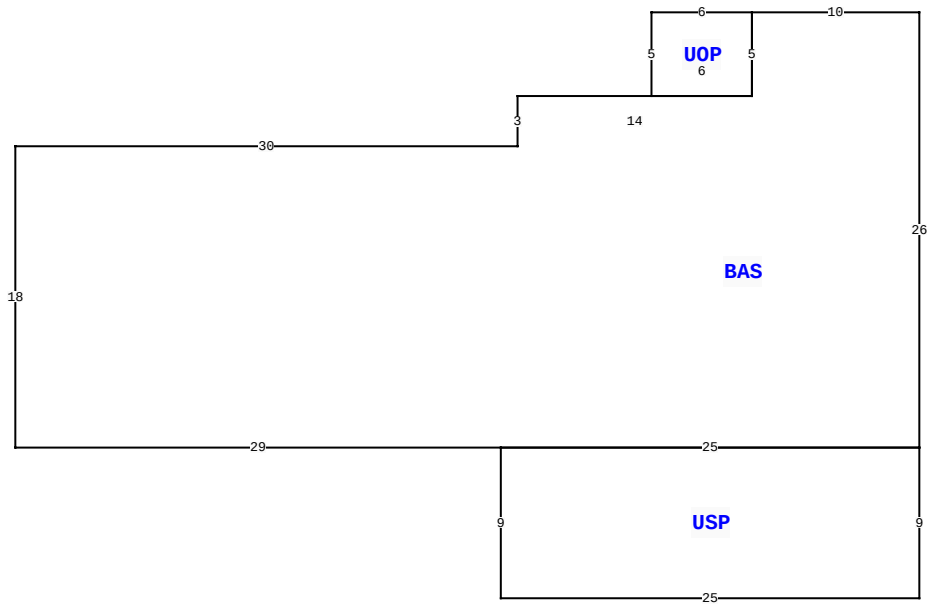
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	28317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,094	100		1,094	36,427
UOP	30	20		6	200
USP	225	35		79	2,631
TOTALS	1,349			1,179	39,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,179	54.0540	60.54	71,377	1941	1941	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2024 Heated Area: 1094 HX Base Yr 2024



988 NE VOSS RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		39,257
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		15,120
TOTAL MARKET VALUE		54,377
SOH/AGL Deduction		945
ASSESSED VALUE		53,432
TOTAL EXEMPTION VALUE	HX HB	28,432
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		54,377
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		51,926

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2120	7/28/2023	QC	U	I	11	100

GRANTOR: CHRISTIE ALTON

GRANTEE: CHRISTIE KAITLYN BR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S18 E29 USP= S9 E25 N9 W25$ E25 N26 W10 UOP= W6 S5 E6 N5$ S5 W14 S3 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.68	AC		1.00	1.00	1.00	9,000.00	9,000.00	15,120							

REVIEW DATE 09/15/2015 BY DF Total Acres: 1.68 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 08/15/2025 BY SYS