COMM SE COR, RUN N 13.50 FT TO N RD, W 208.72 FT FOR POB, CONT W E R/W OF DERBY ST AS OCCUPIED, N

LEWIS KRISTEN NICOLE
295 NE WILLIAMS ST
LAKE CITY, FL 32055

2025

28-3S-17-05621-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

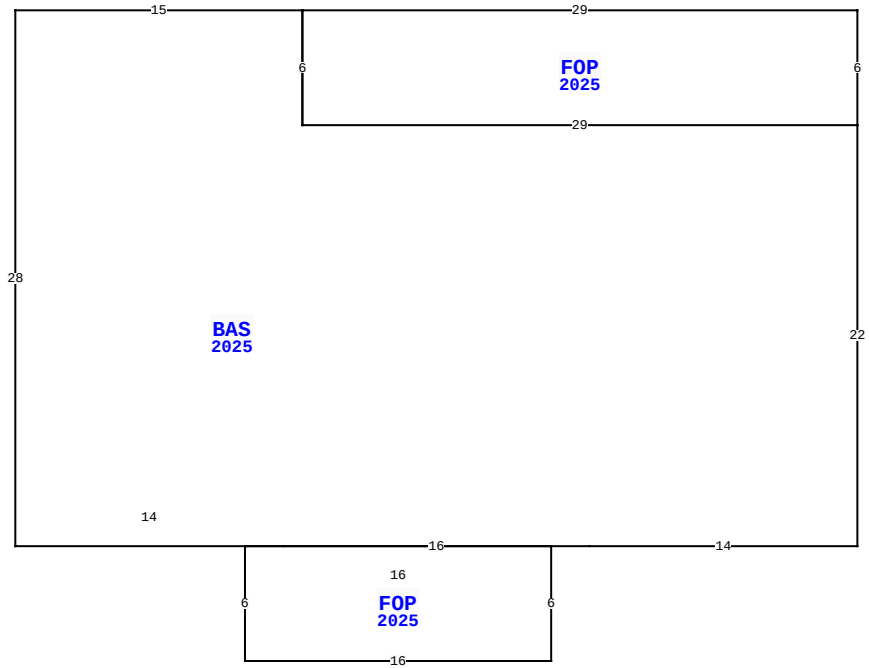
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	1,348	100	2025	1,348	164,941
FOP	96	30	2025	29	3,548
FOP	174	30	2025	52	6,363
TOTALS	1,618			1,429	174,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	109.2500	122.36	174,852	2024	2024	0	0	0	0.00	100.00

3 SINGLE FAM 100% - 2025 Heated Area: 1348 HX Base Yr 2022



295 NE WILLIAMS ST, 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		174,852
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		9,612
TOTAL MARKET VALUE		184,464
SOH/AGL Deduction		0
ASSESSED VALUE		184,464
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		128,742
TOTAL JUST VALUE		184,464
NCON VALUE		174,852
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		21,578

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049497	New Residential C	150,000	03/25/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1451/838	10/29/2021	QC	U	I	11	100
GRANTOR: LEWIS OREN ROBERT III						
GRANTEE: LEWIS KRISTEN						
1419/2436	9/22/2020	QC	U	I	11	100
GRANTOR: OREN ROBERT LEWIS III						
GRANTEE: KRISTEN NICOLE LEWI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=32,20] N6 W15 S28 E14 E16 E14 N22 $
FOP=[YR=2025;ORIG=32,14] E29 S6 W29 N6 $
FOP=[YR=2025;ORIG=29,42] E16 S6 W16 N6 $
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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			0.00	0.00	1.08	AC		1.00	1.00	1.00	8,900.00	8,900.00	9,612							

REVIEW DATE 04/16/2025 BY Total Acres: 1.08 Total Land Value: 9,612 Market: 0 Agricultural: 0 Common: 9,612 PRINTED 08/19/2025 BY SYS