LOTS 2 & 3 BLOCK 7 CAROLYN HEIGH
389-86, 428-306, 845-2114, CT 12

HOWARD SAMYRA
144 NE BUTLER CT
LAKE CITY, FL 32055

**2026**

**28-3S-17-05777-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 90 |
| Exterior Wall | 08 | WD OR PLY 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| 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 | 04 | 04 |

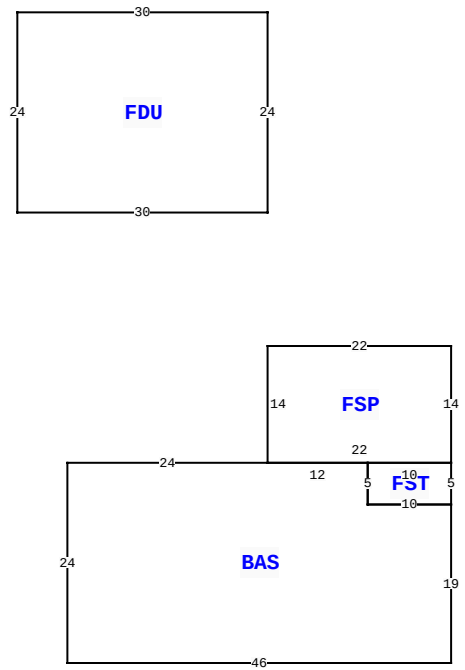
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 28317.040 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,054 | 100 | | 1,054 | 48,644 |
| FDU | 720 | 60 | | 432 | 19,938 |
| FSP | 308 | 40 | | 123 | 5,677 |
| FST | 50 | 55 | | 28 | 1,292 |
| TOTALS | 2,132 | | | 1,637 | 75,551 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | AP | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,637 | 91.5671 | 102.56 | 167,891 | 1965 | 1965 | 10 | 0 | 10 | 35.00 | 45.00 |

1 SINGLE FAM 100% - 2017 Heated Area: 1054 HX Base Yr 2017




144 NE BUTLER CT, 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 | | 75,551 |
| TOTAL MARKET OB/XF VALUE | | 2,084 |
| TOTAL LAND VALUE - MARKET | | 15,120 |
| TOTAL MARKET VALUE | | 92,755 |
| SOH/AGL Deduction | | 23,817 |
| ASSESSED VALUE | | 68,938 |
| TOTAL EXEMPTION VALUE | HX HB | 43,938 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 92,755 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,755 |

LAND:2:1: ADJ 4 OWNS 2 LOTS
SALE:1:1: SALE INCL RE# 05778

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1318/2634 | 7/19/2016 | WD | Q | I | 01 | 69,000 |
| GRANTOR: DANIEL & JANET CRAPPS | | | | | | |
| GRANTEE: SAMYRA HOWARD | | | | | | |
| 1301/1706 | 7/08/2015 | WD | U | I | 12 | 100 |
| GRANTOR: US BANK NATIONAL ASSO | | | | | | |
| GRANTEE: DANIEL & JANET CRAP | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W24 S24 E46 N19 FST= N5 FSP= N14 W22 S14 E22$ W10S5 E10$ W10 N5 W12$ PTR= N30 FDU= N24 W30 S24 E30$ S30$.

## 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 1,784 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 50 | 2011 | 2011 | 3 | 50 | 200 | |
| 3 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2015 | 2015 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,084

| 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 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 8,400.00 | 7,560.00 | 7,560 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 0.90 | 8,400.00 | 7,560.00 | 7,560 | | | | | | | |

REVIEW DATE 09/15/2015 BY DF Total Acres: 0.58 Total Land Value: 15,120 Market: 0 Agricultural: 0 Common: 15,120 PRINTED 10/02/2025 BY SYS