LOTS 10 THRU 16 JOY ACRES S/D.
367-866, 368-675, 864-2172, 905-

CHRISTISON TRISHA/CHRISTISON RICHARD A
643 SW SHERRI CIR
LAKE CITY, FL 32024

2026

29-5S-17-09451-015

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

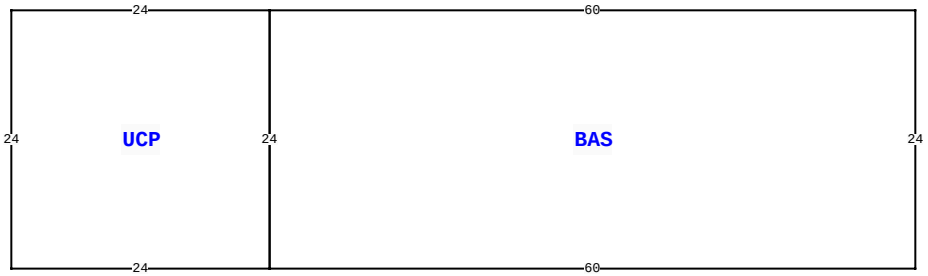
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29517.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,440	100		1,440	74,036
UCP	576	20		115	5,913
TOTALS	2,016			1,555	79,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	02	1,555	114.0000	93.48	145,361	1987	1987	0	0	0	45.00	55.00

1 MANUF 1 100% - 2023 Heated Area: 1440 HX Base Yr 2023



643 SW SHERRI CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		79,949
TOTAL MARKET OB/XF VALUE		16,626
TOTAL LAND VALUE - MARKET		50,250
TOTAL MARKET VALUE		146,825
SOH/AGL Deduction		18,512
ASSESSED VALUE		128,313
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		27,591
TOTAL JUST VALUE		146,825
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1492/1164	6/05/2023	LE	U	I	14	100
GRANTOR: CHRISTISON TRISHA						
GRANTEE: CHRISTISON TRISHA (						
1464/2299	4/11/2022	WD	Q	I	01	140,000
GRANTOR: RUTZ ERIC						
GRANTEE: CHRISTISON TRISHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 UCP= W24 S24 E24 N24$ S24 E60 N24$.

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	24	22	1.00	UT	0.00	0.00	100	0	0	3	100	591	
2	0210	GARAGE U	0	100	24	36	1.00	UT	0.00	0.00	100	0	0	3	100	8,035	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 16,626

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.50	15,000.00	7,500.00	22,500							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.35	15,000.00	5,250.00	5,250							
3	0000	C	VAC RES	100		00	0.00	0.00	3.00	LT		1.00	1.00	0.50	15,000.00	7,500.00	22,500							

REVIEW DATE 09/15/2022 BY CP Total Acres: 7.21 Total Land Value: 50,250 Market: 0 Agricultural: 0 Common: 50,250 PRINTED 10/03/2025 BY SYS