

COMM NW COR OF SE1/4 OF SW1/4, S
S R/W OF RD FOR POB, CONT S 430.
572.27 FT, N 452.28 FT, W 561.69

FRANKLIN CHRISTINE K
1250 SE EBENEZER RD
LAKE CITY, FL 32025-9492

2025

31-4S-18-10519-002



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	17 MSNRY STUC 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2 100
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	04
NEIGHBORHOOD/LOC	1418.00	1.00/	

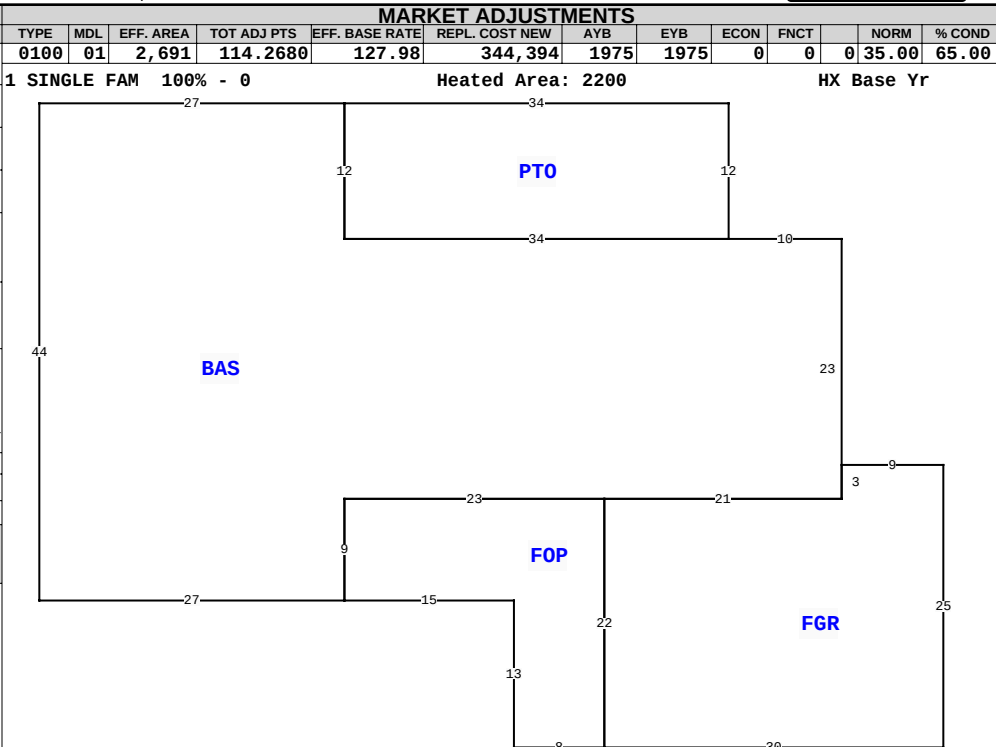
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,200	100		2,200	183,011
FGR	687	55		378	31,444
FOP	311	30		93	7,736
PTO	408	5		20	1,664

TOTALS	3,606			2,691	223,856
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
2	0021	BARN,FR AE	0	100	22	32	704.00	UT	3.23
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100			0.00	0.00	4.77

REVIEW DATE	09/25/2015	BY	DF
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1250 SE EBENEZER RD, LAKE CITY	BLD DATE	LGL DATE	04/28/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	22	32	704.00	UT	3.23	3.23	100	0	0	3	100	2,270	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	100	

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REVIEW DATE	09/25/2015	BY	DF
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COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			3
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	223,856		
TOTAL MARKET OB/XF VALUE	11,570		
TOTAL LAND VALUE - MARKET	23,850		
TOTAL MARKET VALUE	259,276		
SOH/AGL Deduction	124,589		
ASSESSED VALUE	134,687		
TOTAL EXEMPTION VALUE	HX HB WX 55,722		
BASE TAXABLE VALUE	78,965		
TOTAL JUST VALUE	259,276		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	238,128		

PRMT:1:1: 24X40			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
8123	M H	125	03/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0655/0380	6/21/1988	WD	Q	I	
GRANTOR: WILLIAMS JAMES JR &					SALE PRICE
GRANTEE: FRANKLIN DUANE L					84,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS= W10 PTO= N12 W34 S12 E34\$ W34 N12 W27 S44 E27 FOP= E15 S13 E8 N22 W23 S9\$ N9 E23 FGR= S22 E30 N25 W9 S3 W21\$ E21 N23\$.					

Total Acres: 4.77	Total Land Value: 23,850	Market: 0	Agricultural: 0	Common: 23,850	PRINTED 08/19/2025 BY SYS
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