



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																														
Exterior Wall	03	BELOW AVG. 100	0800	02	1,236	65.7135	39.43	48,735	1973	1973	0	0	0	60.00	40.00	VALUATION SUMMARY																													
Roof Structur	03	GABLE/HIP 100	1 MOBILE HME 0% - 0													Heated Area: 1236 HX Base Yr																													
Roof Cover	01	MINIMUM 100														VALUATION BY										STANDARD																			
Interior Wall	04	PLYWOOD 100														Tax Group: 3										Tax Dist:																			
Interior Floo	14	CARPET 90														BUILDING MARKET VALUE										53,456																			
Interior Floo	08	SHT VINYL 10														TOTAL MARKET OB/XF VALUE										11,050																			
Air Condition	01	NONE 100														TOTAL LAND VALUE - MARKET										37,100																			
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										101,606																			
Bedrooms	4	100														SOH/AGL Deduction										28,131																			
Bathrooms	2	100														ASSESSED VALUE										73,475																			
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										0																			
Architectual	01	CONV 100														BASE TAXABLE VALUE										73,475																			
Units	0	100	TOTAL JUST VALUE										101,606																																
Condition Adj	02	02 100	NCON VALUE										0																																
Kitchen Adjus	01	01 100	INCOME VALUE										PREVIOUS YEAR MKT VALUE										82,627																						
Quality			02 02																																										
DOR CODE			0200		MOBILE HOME																																								
MAP NUM					MKT AREA		03																																						
NEIGHBORHOOD/LOC			32217.00		1.00/																																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																								
BAS	1,236	100		1,236	19,494																																								
TOTALS			1,236				1,236		19,494																																				
EXTRA FEATURES						232 NE CHRISTIE ST, LAKE CITY										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										04/11/2025 MLU									
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	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	200																													
2	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	100																													
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	50																													
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000																													
5	0210	GARAGE U	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	3,400																													
6	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300																													
LAND DESCRIPTION																		TOTAL OB/XF 11,050																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																					
1	0102	C	SFR/MH	0		A-1	0.00	0.00	5.60	AC		1.00	1.00	1.00	6,500.00	6,500.00	36,400																												
2	9600	C	WASTELAND	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	175.00	175.00	700																												
REVIEW DATE 05/07/2025 BY TW Total Acres: 9.60 Total Land Value: 37,100 Market: 0 Agricultural: 0 Common: 37,100 PRINTED 08/19/2025 BY SYS																																													

ROSSIN IZELL
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LAKE CITY, FL 32055

2025

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