COMM NE COR OF NW1/4 W 649.46 FT
97.94 FT S 229.21 FT, E 98.44 FT
POB.

STOKES ARLEEN ALBRITTON
763 NE CHRISTIE ST
LAKE CITY, FL 32055

2026

33-2S-17-04829-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

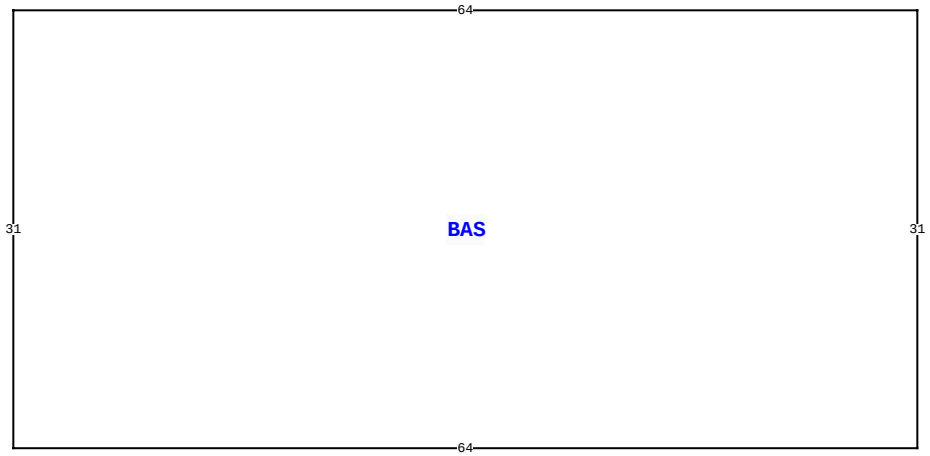
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	33217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100		1,984	116,835
TOTALS	1,984			1,984	116,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,984	113.9000	107.07	212,427	2004	2004	0	0	0	45.00	55.00

1 MANUF 1 100% - 2005 Heated Area: 1984 HX Base Yr 2005



763 NE CHRISTIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		116,835
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		7,125
TOTAL MARKET VALUE		130,960
SOH/AGL Deduction		61,007
ASSESSED VALUE		69,953
TOTAL EXEMPTION VALUE	HX HB	44,953
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		130,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		130,960

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1003/0204	12/17/2003	WD	Q	V	01	100

GRANTOR: ALBRITTON
GRANTEE: STOKES

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W64 S31 E64 N31$.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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	0.50	AC		1.00	1.00	1.50	9,500.00	14,250.00	7,125							

REVIEW DATE 08/06/2014 BY DF Total Acres: 0.50 Total Land Value: 7,125 Market: 0 Agricultural: 0 Common: 7,125 PRINTED 11/07/2025 BY SYS