LOT 8 BLOCK 1 HIGHLANDS ESTATES
453-194, 841-1544, 971-2141, PB

CALERO-RALPH SURI H
145 NE CRAIG AVE
LAKE CITY, FL 32055

2026

33-3S-17-06507-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

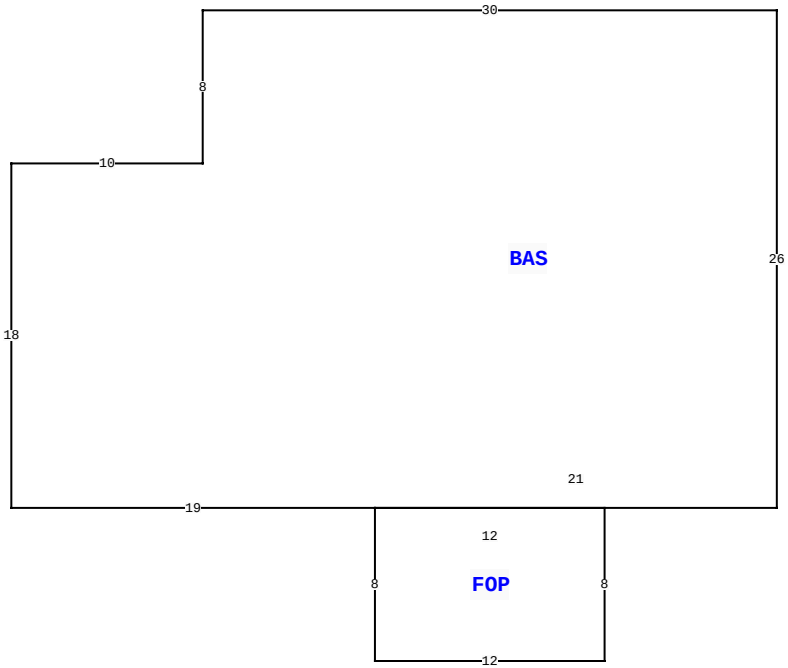
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100		960	80,009
FOP	96	30		29	2,417
TOTALS	1,056			989	82,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	989	114.4800	128.22	126,810	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 960 HX Base Yr



145 NE CRAIG AVE, 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	82,426
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	89,826
SOH/AGL Deduction	0
ASSESSED VALUE	89,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	89,826
TOTAL JUST VALUE	89,826
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,826

SALE:1:1: LOT 8 BLK 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051110	Roof Replacement	6,016	10/15/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/233	7/26/2024	WD	U	I	37	65,000
GRANTOR: ROSARIO NICHOLAS JOHN						
GRANTEE: CALERO-RALPH SURI H						
1519/1600	7/22/2024	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JOHN						
GRANTEE: ROSARIO NICHOLAS JO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S8 W10 S18 E19 FOP= S8 E12 N8 W12$ E21 N26 $.

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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0		RSF/MH	75.00	130.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 11/06/2024 BY JS Total Acres: 0.22 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/19/2025 BY SYS