LOT 2 BLOCK 3 HIGHLAND ESTATES S

450-291, PB 991-1181 THRU 1184,

CRAFT DAVID WAYNE
2327 S MARION AVE
LAKE CITY, FL 32025

2026

33-3S-17-06514-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

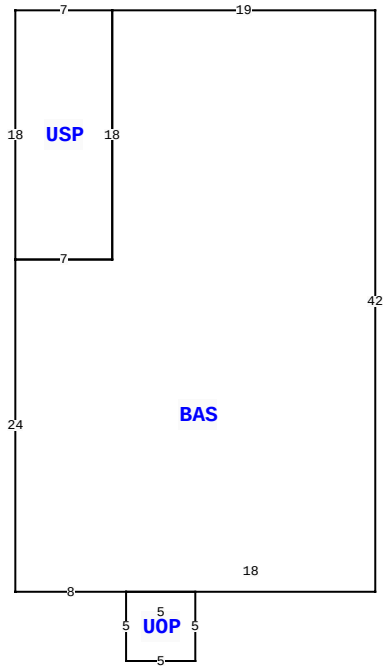
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	966	100		966	59,437
UOP	25	20		5	307
USP	126	35		44	2,707
TOTALS	1,117			1,015	62,452

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,015	84.5208	94.66	96,080	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 966 HX Base Yr



566 NE JACKSONVILLE LOOP, 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	62,452
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	69,852
SOH/AGL Deduction	0
ASSESSED VALUE	69,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,852
TOTAL JUST VALUE	69,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	69,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31274	MAINT/ALTR	0	07/23/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1329/1903	1/18/2017	WD	U	I	12	27,100
GRANTOR: FIRST FEDERAL BANK OF						
GRANTEE: DAVID WAYNE CRAFT						
1318/2683	7/20/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (CARA						
GRANTEE: FIRST FEDERAL BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 USP= W7 S18 E7 N18$ S18 W7 S24 E8 UOP= S5 E5 N5 W5$ E18 N42$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0169	FENCE/WOOD	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	68.00	140.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 01/05/2017 BY DF Total Acres: 0.22 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/20/2025 BY SYS