LOT 7 BLOCK 5 HIGHLAND ESTATES S

399-469, 651-628, 658-185, 753-1

RYMAN RONALD
152 SE CRAIG AVE
LAKE CITY, FL 32023

2026

33-3S-17-06529-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

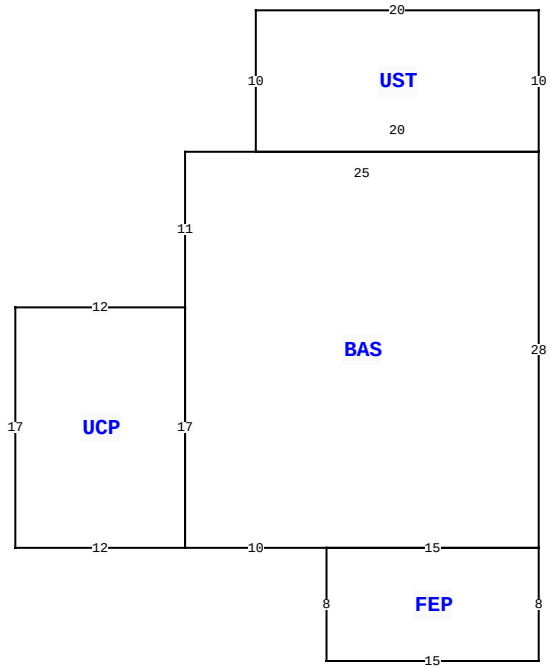
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
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	700	100		700	19,328
FEP	120	80		96	2,651
UCP	204	20		41	1,132
UST	200	45		90	2,485
TOTALS	1,224			927	25,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	927	54.7872	61.36	56,881	1950	1950	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2024 Heated Area: 700 HX Base Yr



152 SE 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	25,596
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	32,696
SOH/AGL Deduction	0
ASSESSED VALUE	32,696
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,696
TOTAL JUST VALUE	32,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	32,696

SALE:1:1: CERTIFICATE OF TITLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047635	Remodel	6,300	07/11/2023
000047583	Roof Replacement	1,200	06/30/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1489/810	4/28/2023	WD	Q	I	01	35,000
GRANTOR: THE ADDIE M GENUS FAM						
GRANTEE: RYMAN RONALD						
1242/2408	10/02/2012	WD	U	I	11	100
GRANTOR: ADDIE M GENUS (INDIV						
GRANTEE: ADDIE M GENUS TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UST= N10 W20 S10 E20$ BAS= W25 S11 UCP= W12 S17 E12 N17$ S17 E10 FEP= S8 E15 N8 W15$ E15 N28$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	135.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.23 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/19/2025 BY SYS