LOT 11 BLOCK 5 HIGHLAND ESTATES

LE 468-743, 843-1846, 944-1984,

GRANADOS ROSA EMILIA ALVAREZ
180 SE CRAIG AVE
LAKE CITY, FL 32025

2026

33-3S-17-06533-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

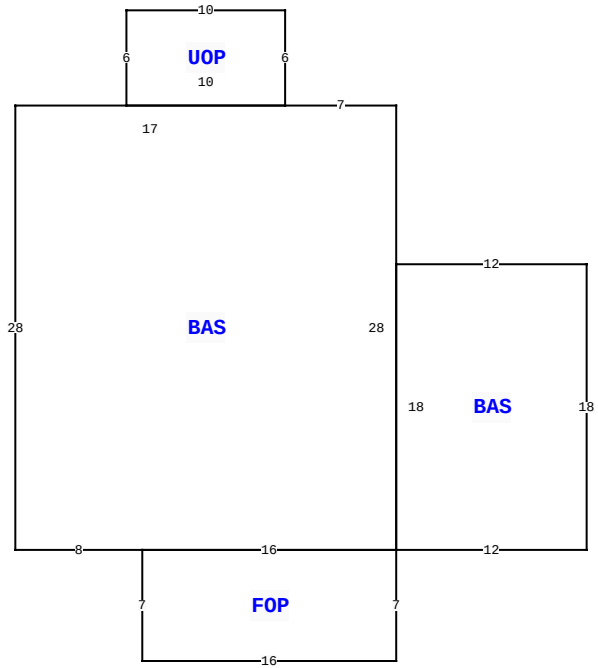
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
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	216	100		216	15,691
BAS	672	100		672	48,817
FOP	112	30		34	2,470
UOP	60	20		12	872
TOTALS	1,060			934	67,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	934	99.7880	111.76	104,384	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 888 HX Base Yr



180 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	67,850
TOTAL MARKET OB/XF VALUE	250
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	75,100
SOH/AGL Deduction	0
ASSESSED VALUE	75,100
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,100
TOTAL JUST VALUE	75,100
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1401/2243	12/23/2019	QC	U	I	11	14,000
GRANTOR: ANGEL & ANA CAROLA UL						
GRANTEE: PEDRO GRANADOS						
1379/1768	3/04/2019	WD	Q	I	01	48,000
GRANTOR: ANGEL & ANA CAROLA UL						
GRANTEE: ROSA EMILIA ALVAREZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N6 W10 S6 E10$ W17 S28 E8 FOP= S7 E16 N7 W16$ E16 BAS= E12 N18 W12 S18$ 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	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	2004	2004	3	50	150	
2	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 250

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 01/04/2017 BY DF Total Acres: 0.23 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 11/19/2025 BY SYS