LOT 14 BLOCK 5 HIGHLAND ESTATE S

373-159, 624-029, 646-182, 776-1

SAMSUM LLC
394 SW LAKEVIEW AVE
LAKE CITY, FL 32055

2026

33-3S-17-06535-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

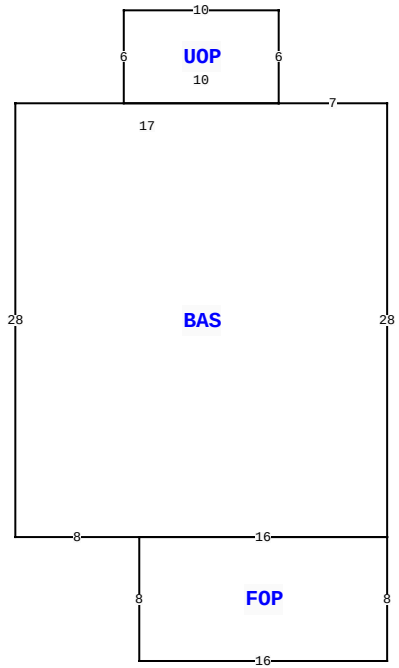
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
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	672	100		672	40,535
FOP	128	30		38	2,292
UOP	60	20		12	724
TOTALS	860			722	43,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	722	82.8549	92.80	67,002	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2023 Heated Area: 672 HX Base Yr



194 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	43,551
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	51,551
SOH/AGL Deduction	0
ASSESSED VALUE	51,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	51,551
TOTAL JUST VALUE	51,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	51,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7541	M H	60	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1467/1238	5/20/2022	WD	Q	I	01	49,000
GRANTOR: SE CRAIG AVE LAND TRU						
GRANTEE: SAMSUM LLC						
1466/2480	5/12/2022	WD	U	I	37	35,000
GRANTOR: PHILLIPS AUDREY						
GRANTEE: SE CRAIG AVE LAND T						

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	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N6 W10 S6 E10$ W17S28 E8 FOP= S8 E16 N8 W16$E16 N28$.

LAND DESCRIPTION

TOTAL OB/XF 1,000

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	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 10/02/2025 BY SYS