LOT 2 BLOCK 2 ODOMS SPRING BROOK
547-714, 593-245, 772-1102,1103,

BACON AUSTIN/BACON MAKAYLA
254 SE CRAIG AVE
LAKE CITY, FL 32025

2026

33-3S-17-06840-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

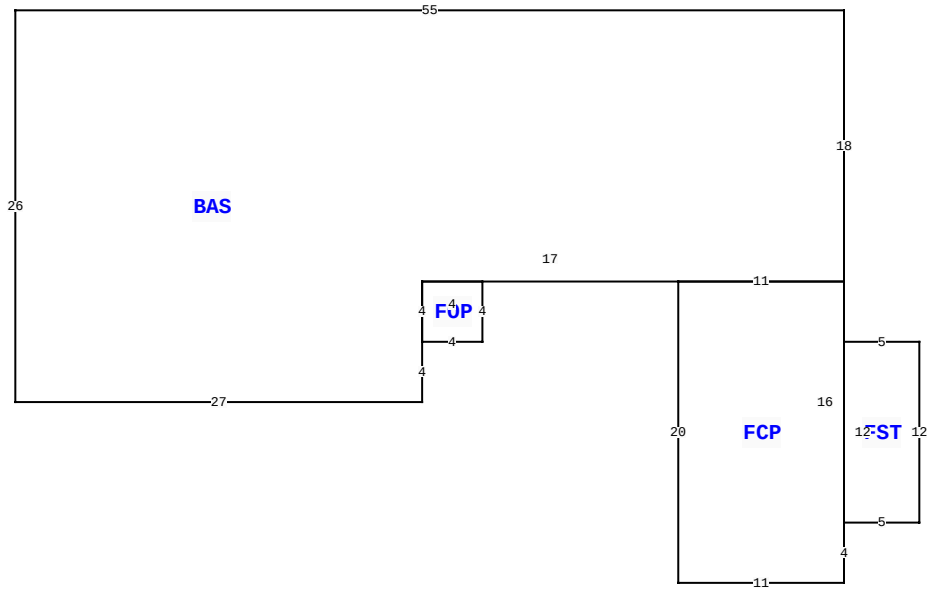
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.160	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,206	100		1,206	79,503
FCP	220	25		55	3,626
FOP	16	30		5	330
FST	60	55		33	2,176
TOTALS	1,502			1,299	85,634

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,299	90.5580	101.42	131,745	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 1206 HX Base Yr 2025



254 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		85,634
TOTAL MARKET OB/XF VALUE		350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		104,484
SOH/AGL Deduction		0
ASSESSED VALUE		104,484
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,762
TOTAL JUST VALUE		104,484
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,484

SALE:2:1: LOT 2 BLK 2 ODOM'S SPRING BROOK

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041529	Electrical Servic	0	03/16/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1464/49	4/08/2022	WD	U	I	11	100
GRANTOR: WHITMORE HEATHER L						
GRANTEE: BACON AUSTIN						
1167/2262	2/23/2009	QC	U	I	11	100
GRANTOR: SHARON M REICHLE						
GRANTEE: HEATHER L WHITMORE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S26 E27 N4 FOP= E4N4 W4 S4$ N4 E17 FCP= S20 E11N4
FST= E5 N12 W5 S12$ N16 W11$ E11 N18$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 350

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	100		RSF/MH	106.00	133.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/26/2021 BY BC Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS