LOT 3 BLOCK 2 ODOM'S SPRING
BROOK ADDITION S/D.

BACON JONATHAN/BACON LORI
274 SE CRAIG AVE
LAKE CITY, FL 32025

2026

33-3S-17-06841-000

BUILDING CHARACTERISTICS

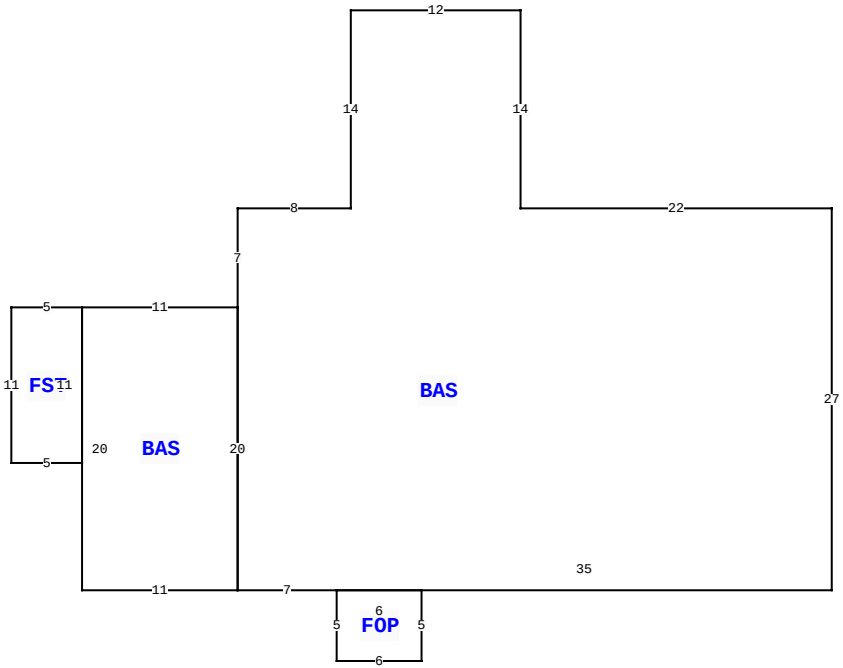
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	05	05
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	220	100		220	18,101
BAS	1,302	100		1,302	107,125
FOP	30	30		9	740
FST	55	55		30	2,468
TOTALS	1,607			1,561	128,434

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,561	113.0160	126.58	197,591	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1522 HX Base Yr 2007



274 SE CRAIG AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		128,434
TOTAL MARKET OB/XF VALUE		9,534
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		161,093
SOH/AGL Deduction		65,453
ASSESSED VALUE		95,640
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		39,918
TOTAL JUST VALUE		161,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		161,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1079/0591	3/09/2006	WD	U	I	08	55,000
GRANTOR: MARTIN & KIMBERLY SHE						
GRANTEE: JONATHAN & LORI BAC						
0904/1898	6/21/2000	WD	Q	I		54,500
GRANTOR: ANDREW K PORTER						
GRANTEE: MARTIN & KIMBERLY S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 N14 W12 S14 W8 S7 BAS= W11 FST= W5 S11 E5 N11$S20 E11 N20$ S20 E7 FOP= S5 E6 N5 W6$ E35 N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
4	0031	BARN,MT AE	0	100	24	24	576.00	UT	9.00	9.00	100	2012	2012	3	100	5,184	
5	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,200	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 9,534

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	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 12/19/2016 BY DF Total Acres: 0.32 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 11/18/2025 BY SYS