LOT 8 BLK 3 EX BEG SW COR LOT 8, RUN N 24.51 FT, E 134.68 FT, W 136.9 FT TO POB.

WATSON BERNICE
356 SE CRAIG AVE
LAKE CITY, FL 32025

2026

33-3S-17-06851-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

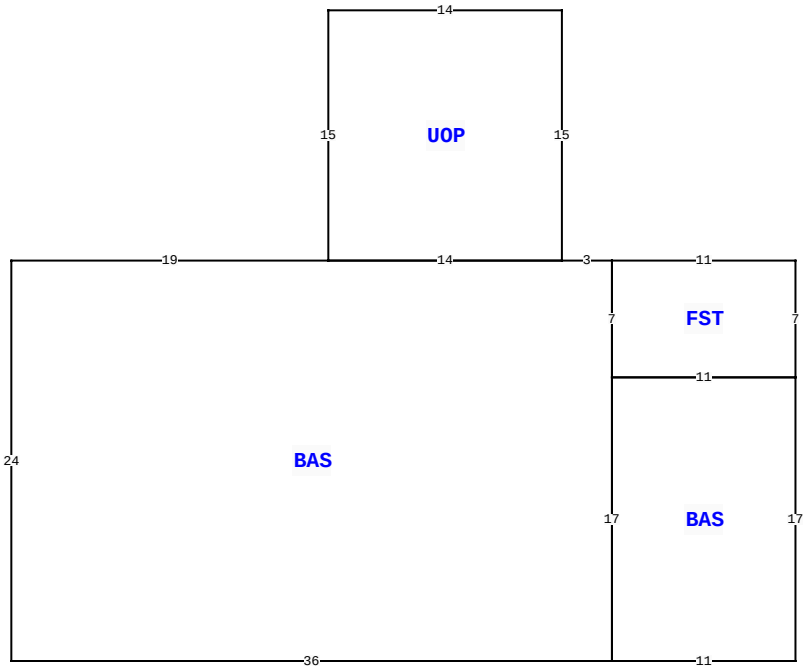
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	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	187	100		187	15,247
BAS	864	100		864	70,447
FST	77	55		42	3,424
UOP	210	20		42	3,424
TOTALS	1,338			1,135	92,543

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,135	111.9960	125.44	142,374	1960	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1051 HX Base Yr 2015



356 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		92,543
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		111,143
SOH/AGL Deduction		39,738
ASSESSED VALUE		71,405
TOTAL EXEMPTION VALUE	HX HB SX	71,405
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		111,143
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,143

LAND:1:1: 80X130 +1,300 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045062	Roof Replacement	10,409	07/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1282/0374	9/29/2014	WD	Q	I	01	80,000
GRANTOR: DMAC OF LAKE CITY INC						
GRANTEE: BERNICE WATSON						
1152/0309	6/10/2008	WD	Q	I	01	100
GRANTOR: DAVID MANGRUM						
GRANTEE: DMAC OF LAKE CITY I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S24 E36 BAS= E11 N17 W11 S17$ N17 FST= E11 N7 W11 S7$ N7 W3 UOP= N15 W14 S15 E14$ W14$.

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	2012	2012	3	100	50	

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	100		RSF/MH	80.00	130.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/23/2022 BY JS Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2025 BY SYS