LOT 2 BLOCK 4 ODOMS SPRING BROOK

PROB#03-222-CP, 992-2373,2378,

RICE KATIE LEE
303 SE CRAIG AVE
LAKE CITY, FL 32025

2026

33-3S-17-06853-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

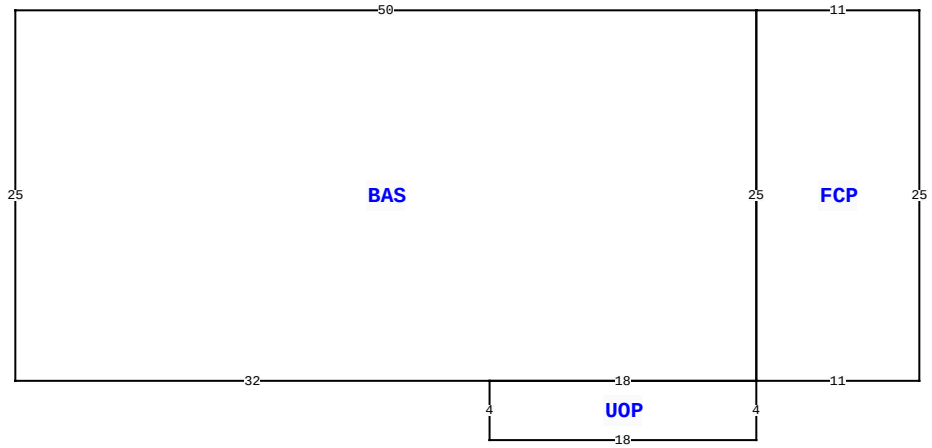
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,250	100		1,250	98,280
FCP	275	25		69	5,425
UOP	72	20		14	1,100
TOTALS	1,597			1,333	104,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,333	108.0000	120.96	161,240	1963	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1250 HX Base Yr



303 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	104,806
TOTAL MARKET OB/XF VALUE	850
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	124,156
SOH/AGL Deduction	1,509
ASSESSED VALUE	122,647
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,647
TOTAL JUST VALUE	124,156
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	124,156

LAND:1:1: 85X125 +1,300 SF.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1427/1909	12/28/2020	TR	U	I	11	100
GRANTOR: HUGHES ELOISE TRUSTEE						
GRANTEE: RICE KATIE LEE						
1011/2882	4/01/2004	WD	Q	I		64,000
GRANTOR: HENRY FORD WILLIAMS E						
GRANTEE: RICE FAMILY REVOCAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S25 E32 UOP= S4 E18N4 W18$ E18 FCP= E11 N25 W11 S25$ N25$.

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	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
2	0166	CONC,PAVMT	0	0	0	0	200.00	UT	2.00	2.00	50	1993	1993	3	50	200	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 850

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	85.00	125.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 01/03/2017 BY DF Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 10/03/2025 BY SYS