LOT 24 CATALINA S/D EX W 6 FT.
ORB 460-228, 804-2439, WD 808-16

NOTON THOMAS A/NOTON MAVIS D
145 SE GRACE GLN
LAKE CITY, FL 32025

2025

34-3S-17-07018-024

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

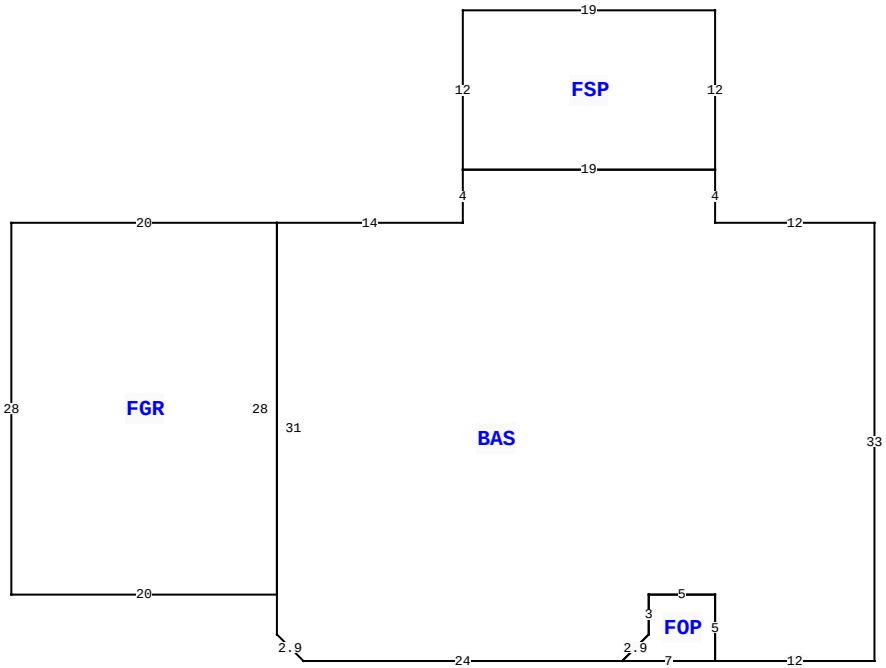
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	34317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	127,573
FGR	560	55		308	25,648
FOP	27	30		8	667
FSP	228	40		91	7,578
TOTALS	2,347			1,939	161,465

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,939	109.0980	122.19	236,926	1998	1998	0	0	0	31.85	68.15

1 SINGLE FAM 100% - 2022 Heated Area: 1532 HX Base Yr 2022



145 SE GRACE GLN, 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		161,465
TOTAL MARKET OB/XF VALUE		1,278
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		185,243
SOH/AGL Deduction		26,540
ASSESSED VALUE		158,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		107,981
TOTAL JUST VALUE		185,243
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		177,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14206	SFR	255	06/29/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1445/1889	8/24/2021	WD	Q	I	01	165,000
GRANTOR: FRAMPTON BARBARA N LI						
GRANTEE: NOTON THOMAS A						
1211/1271	3/17/2011	WD	U	I	11	100
GRANTOR: BARBARA N FRAMPTON						
GRANTEE: BARBARA N FRAMPTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N4 FSP= N12 W19 S12 E19$ W19 S4 W14 FGR= W20S28 E20 N28$ S31 D2 R2 E24 FOP= E7 N5 W5 S3 L2 D2 $ U2 R2 N3 E5 S5 E12 N33$.

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	852.00	UT	1.50	1.50	100	1998	1998	3	100	1,278	

LAND DESCRIPTION

TOTAL OB/XF 1,278

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/22/2021 BY CP Total Acres: 0.34 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 08/12/2025 BY SYS