LOT 25 CATALINA S/D.
ORB 460-228, 804-2439, 808-1670

GREENE KAY M
144 SE GRACE GLN
LAKE CITY, FL 32025

2026

34-3S-17-07018-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

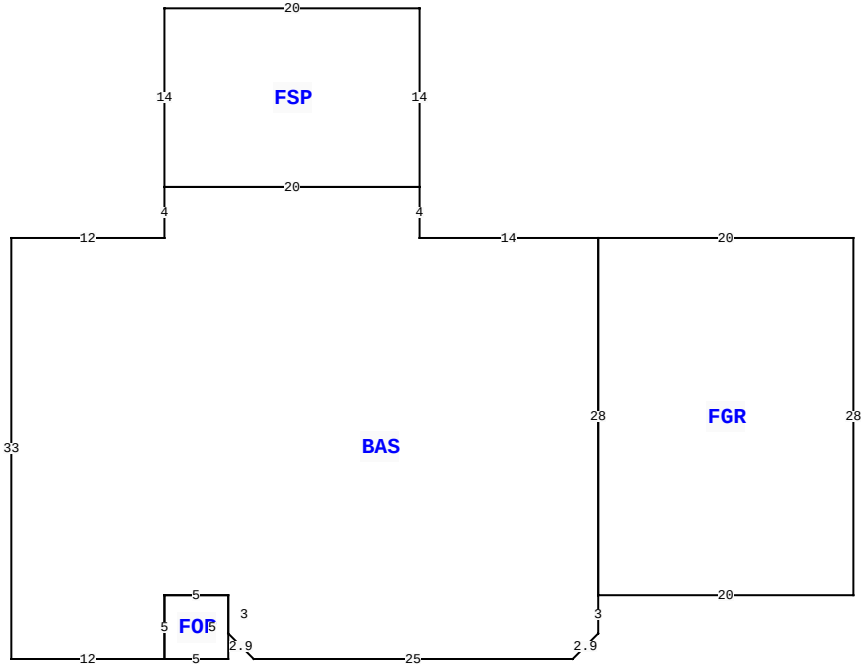
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,569	100		1,569	109,454
FGR	560	55		308	21,486
FOP	25	30		8	558
FSP	280	40		112	7,813
TOTALS	2,434			1,997	139,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,997	94.8078	106.18	212,041	1997	1997	0	0	0	34.30	65.70

1 SINGLE FAM 100% - 2016 Heated Area: 1569 HX Base Yr 2016



144 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		139,311
TOTAL MARKET OB/XF VALUE		2,558
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		164,369
SOH/AGL Deduction		53,610
ASSESSED VALUE		110,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		60,037
TOTAL JUST VALUE		164,369
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		166,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13006	SFR	305	09/02/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2764	5/13/2022	QC	U	I	11	28,700
GRANTOR: GREENE RANDOLPH A						
GRANTEE: GREENE KAY M						
1298/2776	7/31/2015	WD	U	I	30	97,000
GRANTOR: GERALD F & PEGGY M GR						
GRANTEE: RANDOLPH A & KAY M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 N4 FSP= N14 W20 S14E20$ W20 S4 W12 S33 E12 FOP= E5 N5 W5 S5$ N5 E5 S3 R2 D2 E25 R2 U2 N3 FGR= E20 N28 W20 S28$ N28$.

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	979.00	UT	2.00	2.00	100	1997	1997	3	100	1,958	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 2,558

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 02/09/2017 BY DF Total Acres: 0.35 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/10/2025 BY SYS