LOT 18 BLOCK B COLLEGE MANOR S/D
647-687, 814-540, CT 1012-2350,

GRIFFIS GAIL H
165 NE SEMESTER PL
LAKE CITY, FL 32055-6220

2026

36-3S-17-07432-000

BUILDING CHARACTERISTICS

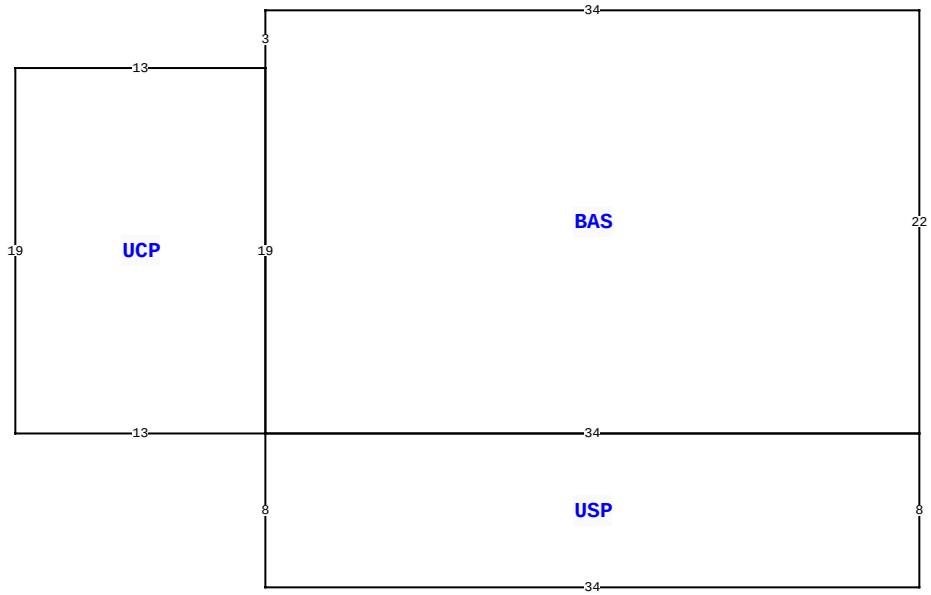
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	36317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	748	100		748	70,791
UCP	247	20		49	4,637
USP	272	35		95	8,991
TOTALS	1,267			892	84,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	892	130.0000	145.60	129,875	1963	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 748 HX Base Yr 2013



165 NE SEMESTER PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		84,419
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		5,500
TOTAL MARKET VALUE		91,269
SOH/AGL Deduction		35,360
ASSESSED VALUE		55,909
TOTAL EXEMPTION VALUE	HX HB	30,909
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		91,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		91,269

SALE:1:1: LOT 18 BLK B COLLEGE MANOR UNIT 1

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1239/2737	8/13/2012	QC	U	I	11	24,714
GRANTOR: UNITED STATES OF AMER						
GRANTEE: GAIL H GRIFFIS						
1228/0400	1/17/2012	CT	U	I	18	0
GRANTOR: CLERK OF COURT (LARRY						
GRANTEE: UNITED STATES OF AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S3 UCP= W13 S19 E13 N19$ S19 USP= S8 E34 N8 W34$ E34 N22$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,350

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	5,500.00	5,500.00	5,500							

REVIEW DATE 09/17/2012 BY DF Total Acres: 0.17 Total Land Value: 5,500 Market: 0 Agricultural: 0 Common: 5,500 PRINTED 11/07/2025 BY SYS