LOT 4 BLOCK 2 LAKE FOREST S/D UN
404-766, 761-1125, 768-2078, 769

GRAHAM TONY P
365 SW SHORT LN
LAKE CITY, FL 32025

2026

00-00-00-07880-000

BUILDING CHARACTERISTICS

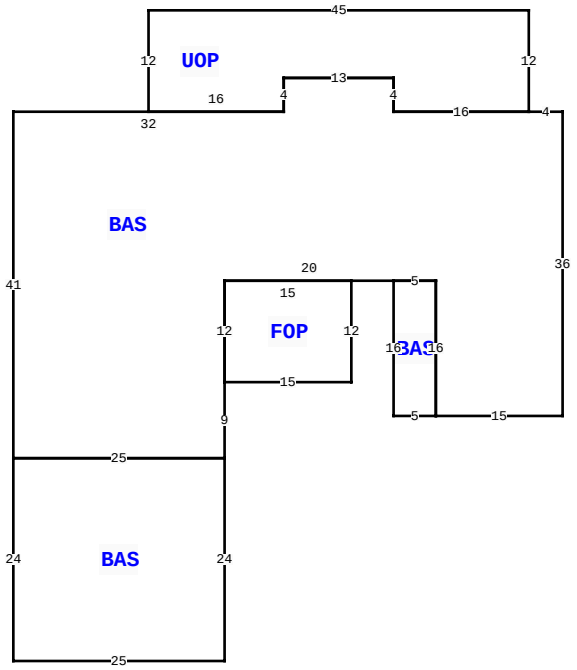
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	7,355
BAS	600	100		600	55,166
BAS	2,117	100		2,117	194,643
FOP	180	30		54	4,965
UOP	488	20		98	9,010
TOTALS	3,465			2,949	271,138

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,949	126.2940	141.45	417,136	1966	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2797 HX Base Yr 2022



365 SW SHORT LN, LAKE CITY

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

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	500	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0080	DECKING	0	100	9	24	216.00	UT	10.00	10.00	100	2006	2006	3	100	2,160	
4	0166	CONC,PAVMT	0	100	16	60	960.00	UT	3.00	3.00	100	2006	2006	3	100	2,880	
5	0031	BARN,MT AE	0	100	24	54	1,296.00	UT	12.00	12.00	100	2006	2006	3	100	15,552	
6	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2019	2019	3	89	31,898	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		271,138
TOTAL MARKET OB/XF VALUE		54,990
TOTAL LAND VALUE - MARKET		45,500
TOTAL MARKET VALUE		371,628
SOH/AGL Deduction		25,309
ASSESSED VALUE		346,319
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,908
TOTAL JUST VALUE		371,628
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,344

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044053	Solar Power Syste	56,431	03/31/2022
343	POOL	50	06/21/2018
440	ADDN SFR	50	11/19/2014
330	MAINT/ALTR	65	09/09/2014
525	MAINT/ALTR	50	11/14/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1402/1824	1/06/2020	WD	Q	I	01	295,000
GRANTOR: JOSHUA A & JESSICA A						
GRANTEE: TONY P GRAHAM						
1288/0549	1/22/2015	WD	Q	I	01	245,000
GRANTOR: CHARL & DEBORAH J MAT						
GRANTEE: JOSHUA A & JESSICA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 UOP= N12 W45 S12 E16 N4 E13 S4 E16$ W16 N4 W13 S4 W32 S41 BAS= S24 E25 N24 W25$ E25 N9 FOP= E15 N12 W15 S12$ N12 E20 BAS= S16 E5N16 W5$ E5 S16 E15 N36$.

LAND DESCRIPTION

TOTAL OB/XF 54,990

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	0133	C	SFR LAKE	100		*RSF-2	110.00	275.00	140.00	FF		1.00	1.00	1.00	325.00	325.00	45,500							

REVIEW DATE 11/05/2019 BY HC Total Acres: 0.69 Total Land Value: 45,500 Market: 0 Agricultural: 0 Common: 45,500 PRINTED 06/26/2026 BY SYS