NE DIV: LOT 3 FINLEY'S ADDITION
SAID LOT 2, E 33 FT, S 100.03 FT
100 FT TO POB.

GRAVES KARON
649 NE BAILEY ST
LAKE CITY, FL 32055

2027

00-00-00-10818-000

BUILDING CHARACTERISTICS

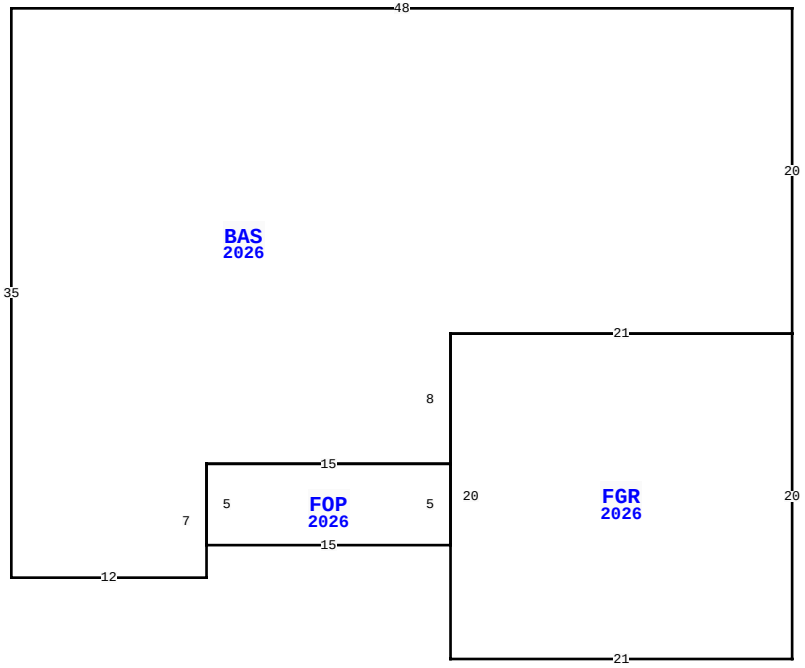
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	810317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	2026	1,260	162,162
FGR	420	55	2026	231	29,730
FOP	75	30	2026	22	2,831
TOTALS	1,755			1,513	194,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,513	117.0000	128.70	194,723	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1260 HX Base Yr 2027



649 NE BAILEY ST, 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	720.00	UT	3.00	3.00	100	2026	2025		100	2,160	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		194,723
TOTAL MARKET OB/XF VALUE		2,160
TOTAL LAND VALUE - MARKET		4,225
TOTAL MARKET VALUE		201,108
SOH/AGL Deduction		0
ASSESSED VALUE		201,108
TOTAL EXEMPTION VALUE	HX HB 13	201,108
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		201,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		204,649

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/513	2/27/2026	WD	Q	I	01	285,000
GRANTOR: TWENTYEIGHT FOURTEEN,						
GRANTEE: GRAVES KARON						
1559/2580	1/15/2026	QC	U	I	11	100
GRANTOR: PARKER SANCHES						
GRANTEE: TWENTYEIGHT FOURTEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=0,-20] W48 S35 E12 N7 E15 N8 E21 N20 $
FGR=[YR=2026;ORIG=-21,0] E21 S20 W21 N20 $
FOP=[YR=2026;ORIG=-36,8] E15 S5 W15 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,160

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	8,450.00	SF		1.00	1.00	1.00	0.50	0.50	4,225							

REVIEW DATE 06/26/2026 BY TP Total Acres: 0.19 Total Land Value: 4,225 Market: 0 Agricultural: 0 Common: 4,225 PRINTED 11/18/2026 BY SYS