

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

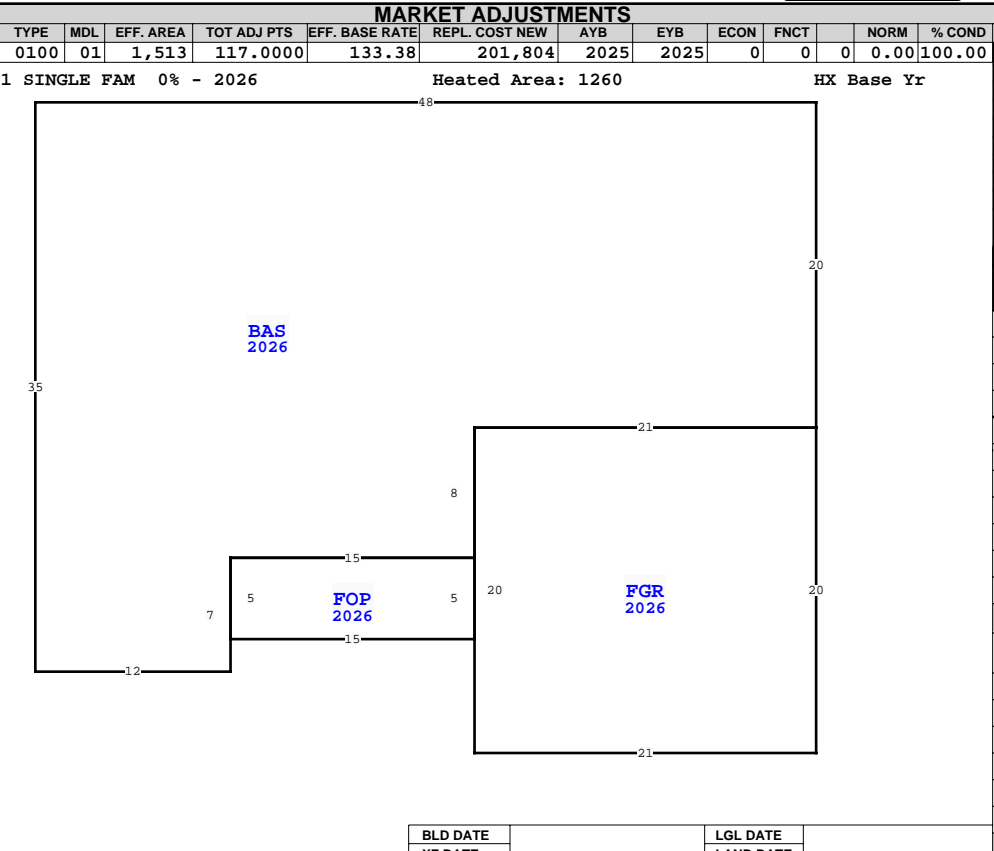
GRAVES KARON
 649 NE BAILEY ST
 LAKE CITY, FL 32055

2026

00-00-00-10818-000


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Exterior Wall	00	N/A	0
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	100
Interior Floor	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
BAS	1,260	100	2026
FGR	420	55	2026
FOP	75	30	2026
TOTALS	1,755		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	0%	- 2026									Heated Area: 1260 HX Base Yr	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			201,804
TOTAL MARKET OB/XF VALUE			2,160
TOTAL LAND VALUE - MARKET			4,225
TOTAL MARKET VALUE			208,189
SOH/AGL Deduction			0
ASSESSED VALUE			208,189
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			208,189
TOTAL JUST VALUE			208,189
NCON VALUE			203,964
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			4,225

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

EXTRA FEATURES															
L N	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	0	0	0		3.00	100	2026	2025		100	2,160	

TOTAL OB/XF													
2,160													

BUILDING NOTES													
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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																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0			0.00	0.00	8,450.00	SF		1.00	1.00	1.00	0.50	0.50	4,225							