C DIV: SW1/4 BLOCK 53.

537-629, 965-2544, WD 1053-1378,

B & G RENTAL PROPERTIES LLC
894 SE GABE ST
LAKE CITY, FL 32024

2026

00-00-00-12800-000

BUILDING CHARACTERISTICS

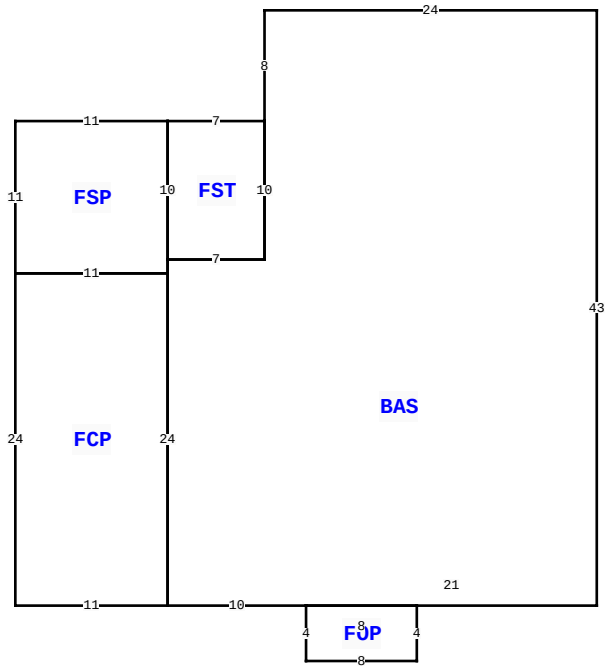
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0110	SFRES/COMMERCIAL
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,207	100		1,207	77,827
FCP	264	25		66	4,256
FOP	32	30		10	645
FSP	121	40		48	3,095
FST	70	55		38	2,451
TOTALS	1,694			1,369	88,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,369	87.0200	99.20	135,805	1946	1946	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1207 HX Base Yr



317 SW ALACHUA AVE, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	93,492
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	16,400
TOTAL MARKET VALUE	112,592
SOH/AGL Deduction	0
ASSESSED VALUE	112,592
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,592
TOTAL JUST VALUE	112,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1314/1032	5/02/2016	WD	Q	I	01	65,000
GRANTOR: DANILE & JANET CRAPPS						
GRANTEE: B & G RENTAL PROPER						
1209/2332	2/10/2011	WD	U	I	12	44,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DANIEL & JANET CRAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S8 FST= W7 S10 E7 N10$ S10 W7 FSP= N10 W11 S11E11 N1$ S1 FCP= W11 S24 E11 N24$ S24 E10 FOP= S4 E8 N4 W8$ E21 N43$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,400	
5	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 2,700

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	0		*RO	0.00	105.00	5,512.00	SF		1.00	1.00	0.85	1.75	1.49	8,199							
2	2525	C	BEAUTYPRLR	0		RO	0.00	105.00	5,513.00	SF		1.00	1.00	0.85	1.75	1.49	8,201							

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.25 Total Land Value: 16,400 Market: 0 Agricultural: 0 Common: 16,400 PRINTED 05/08/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
Condition Adj	01	01 100
Quality	04	04

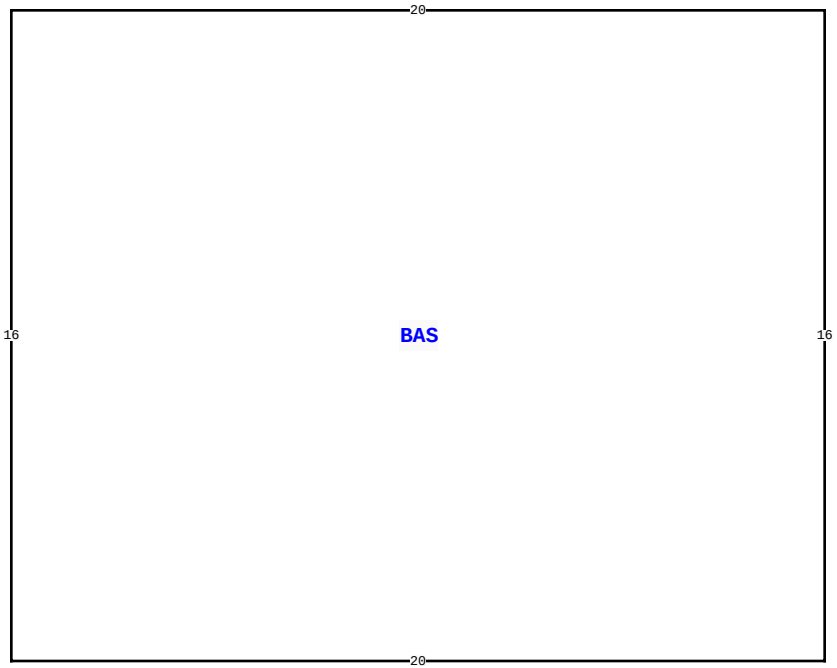
DOR CODE	0110	SFRES/COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	850317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	5,219
TOTALS	320			320	5,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6700	04	320	65.2445	32.62	10,438	1965	1965	0	0	0	50.00	50.00

2 SERV SHOP 0% - 0 Heated Area: 320 HX Base Yr



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GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: DANIEL & JANET CRAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S16 E20 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 11/03/2016 BY DF Total Acres: 0.25 Total Land Value: 16,400 Market: 0 Agricultural: 0 Common: 16,400 PRINTED 05/08/2026 BY SYS