E DIV: LOTS 3 & 4 BLOCK 5 THOMAS
& THE W 29.70 FT OF BRADLEY STRE

WREN CRAIG A/WREN CHERYL L
911 NE CHERRY LN
LAKE CITY, FL 32055

2026

00-00-00-12890-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

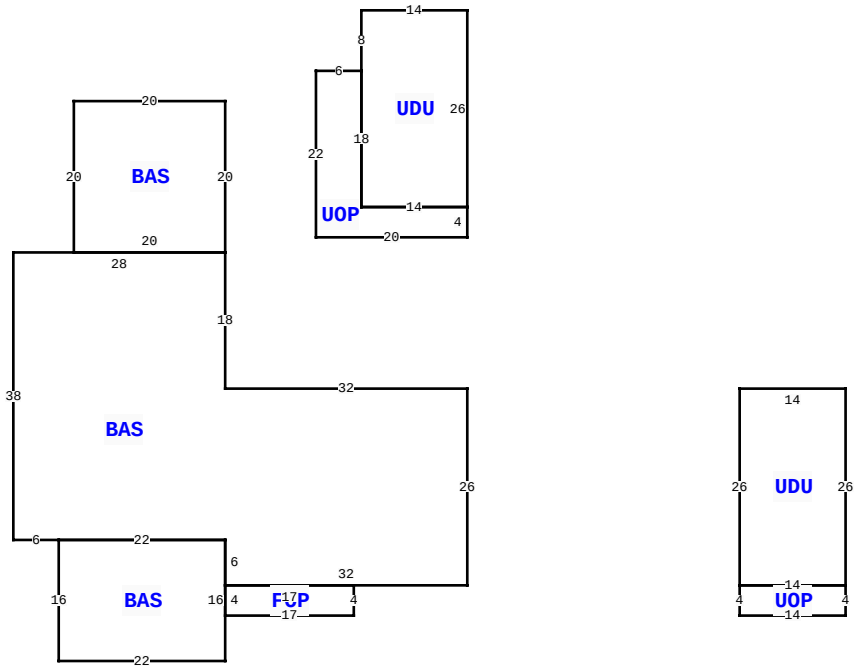
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Common Wall		3 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100		352	18,690
BAS	400	100		400	21,239
BAS	1,896	100		1,896	100,672
FOP	68	30		20	1,062
UDU	364	55		200	10,619
UDU	364	55		200	10,619
UOP	56	20		11	584
UOP	188	20		38	2,018
TOTALS	3,688			3,117	165,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,117	84.6806	96.54	300,915	1957	1957	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2011 Heated Area: 2648 HX Base Yr 2011



911 NE CHERRY LN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		165,503
TOTAL MARKET OB/XF VALUE		16,109
TOTAL LAND VALUE - MARKET		9,360
TOTAL MARKET VALUE		190,972
SOH/AGL Deduction		73,950
ASSESSED VALUE		117,022
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		65,611
TOTAL JUST VALUE		190,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1560/2517	2/13/2026	WD	Q	I	01	270,000
GRANTOR: MULLINS LAFARIOUS T						
GRANTEE: WREN CRAIG A						
1258/1170	7/22/2013	QC	U	I	11	0
GRANTOR: LAFARIOUS T & THAYLA						
GRANTEE: LAFARIOUS T & THAYL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 N18 BAS= N20 W20 S20 E20$ W28 S38 E6 BAS= S16 E22 N16 W22$ E22 S6 FOP= S4 E17 N4 W17$ E32 N26$PTR=N50 UDU= W14 S8 UOP= W6 S22 E20 N4 W14 N18$ S18 E14 N26$ S50$ PTR=E50 UDU= W14 S26 UOP= S4 E14 N4 W14$ E14 N26$ W50$.

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	1993	1993	3	100	800	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	56.00	56.00	100	1965	1965	3	40	11,469	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0060	CARPORT F	0	100	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
7	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 16,109

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		*RSF-3	0.00	0.00	12,480.00	SF		1.00	1.00	1.00	0.75	0.75	9,360							

REVIEW DATE 11/16/2016 BY DF Total Acres: 0.29 Total Land Value: 9,360 Market: 0 Agricultural: 0 Common: 9,360 PRINTED 05/12/2026 BY SYS