E DIV: LOTS 3, 4, BLK 9 GELBERGS
6, 7, 8 & 9 OAK PARK S/D.

CRAUN SARAH
534 COLLEGE DRIVE 101
MIDDLEBURG, FL 32068

2027

00-00-00-13446-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

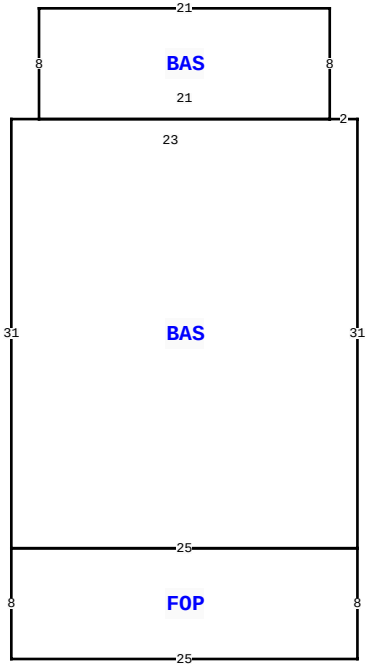
NEIGHBORHOOD/LOC 860317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	168	100		168	17,125
BAS	775	100		775	78,998
FOP	200	30		60	6,116
TOTALS	1,143			1,003	102,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,003	123.5520	135.91	136,318	1930	2005	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 2023 Heated Area: 943 HX Base Yr



748 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	102,238
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	15,000
TOTAL MARKET VALUE	117,338
SOH/AGL Deduction	0
ASSESSED VALUE	117,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	117,338
TOTAL JUST VALUE	117,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	119,196

SALE:1:1: INCLUDED PRCL #13448-001

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1469/26	6/13/2022	WD	Q	I	01	145,000
GRANTOR: ASCENCIO REINA ISABEL						
GRANTEE: CRAUN SARAH						
1453/1057	11/29/2021	QC	U	I	11	46,000
GRANTOR: MANZANARES JOEL ANTON						
GRANTEE: ASCENICO REINA ISAB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W2 BAS= N8 W21 S8 E21$W23 S31 FOP= S8 E25 N8 W25$ E25 N31$.

LAND DESCRIPTION

TOTAL OB/XF 100

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		*RSF-1	100.00	200.00	10,000.00	SF		1.00	1.00	1.00	1.50	1.50	15,000							

REVIEW DATE 09/19/2022 BY CP Total Acres: 0.23 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/17/2026 BY SYS