S DIV LOTS 59 & 60 BLOCK K CANOV
475-425, 475-426, 765-689, LE 70

CHEAL CHRISTIAN
120 SW MCGRIFF LN
LAKE CITY, FL 32024

2027

00-00-00-13748-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

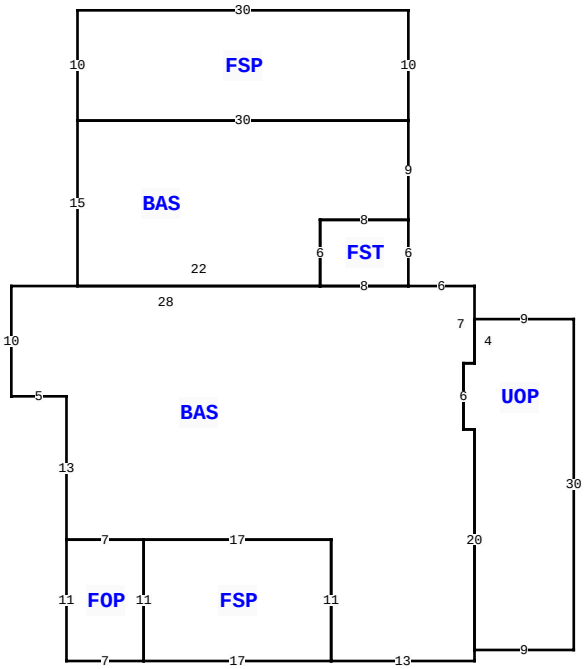
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	402	100		402	30,912
BAS	1,038	100		1,038	79,817
FOP	77	30		23	1,769
FSP	187	40		75	5,767
FSP	300	40		120	9,227
FST	48	55		26	1,999
UOP	276	20		55	4,230
TOTALS	2,328			1,739	133,721

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,739	107.5500	118.30	205,724	1930	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1440 HX Base Yr



493 SE CHURCH AVE, 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
2	0294	SHED WOOD/	0	0	12	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
3	0280	POOL R/CON	0	0	10	26	260.00	UT	70.00	70.00	100	2000	2000	3	40	7,280	
4	0282	POOL ENCL	0	0	24	35	840.00	UT	15.00	15.00	100	2000	2000	3	40	5,040	
5	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	133,721
TOTAL MARKET OB/XF VALUE	14,320
TOTAL LAND VALUE - MARKET	25,748
TOTAL MARKET VALUE	173,789
SOH/AGL Deduction	0
ASSESSED VALUE	173,789
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	173,789
TOTAL JUST VALUE	173,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,705

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1699	POOL	50	12/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/2313	4/21/2026	WD	Q	I	01	187,500
GRANTOR: HUNTER TRAVIS CHANNIN						
GRANTEE: CHEAL CHRISTIAN						
1446/1302	8/30/2021	LE	U	I	14	100
GRANTOR: HUNTER AMANDA FAYE						
GRANTEE: HUNTER TRAVIS CHANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 FST= N6 W8 S6 E8 $ W8 BAS= N6 E8 N9 FSP= N10 W30 S10 E30$ W30 S15 E22$ W28 S10 E5 S13 FOP= S11E7 N11 W7$ E7 FSP= S11 E17 N11 W17$ E17 S11 E13 N1 UOP= E9 N30 W9 S4 W1 S6 E1 S20$ N20 W1 N6 E1 N7$.

LAND DESCRIPTION

TOTAL OB/XF 14,320

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	0.00	5,580.00	SF		1.00	1.00	0.85	2.75	2.34	13,043							
2	0000	C	VAC RES	0		00	0.00	0.00	6,600.00	SF		1.00	1.00	0.70	2.75	1.93	12,705							

REVIEW DATE 09/02/2026 BY TP Total Acres: 0.28 Total Land Value: 25,748 Market: 0 Agricultural: 0 Common: 25,748 PRINTED 11/17/2026 BY SYS