S DIV: LOT 16 & N1/2 LOT 15 BLOC
ADD #1.

LITTLE CRISHTIAN D/LITTLE KAILEE A
346 SW HARRISON PL
LAKE CITY, FL 32025

2027

00-00-00-14031-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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

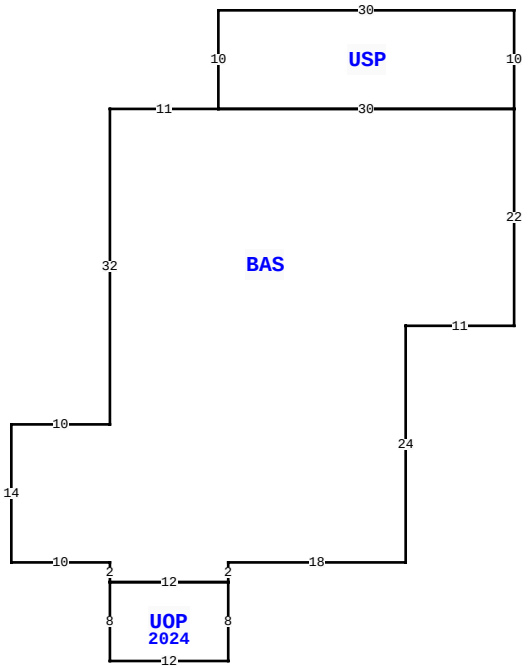
NEIGHBORHOOD/LOC 32317.140 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,786	100		1,786	141,943
UOP	96	20	2024	19	1,510
USP	300	35		105	8,345
TOTALS	2,182			1,910	151,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,910	105.0885	115.60	220,796	1946	2000	0	0	0	31.25	68.75

1 SINGLE FAM 0% - 2026 Heated Area: 1786 HX Base Yr



346 SW HARRISON PL, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
4	0130	CLFENCE 5	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
6	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2026	2025		100	2,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,797
TOTAL MARKET OB/XF VALUE	3,450
TOTAL LAND VALUE - MARKET	21,275
TOTAL MARKET VALUE	176,522
SOH/AGL Deduction	0
ASSESSED VALUE	176,522
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	176,522
TOTAL JUST VALUE	176,522
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1538/2677	4/25/2025	WD	U	I	41	282,000
GRANTOR: KT PROPERTY MASTERS L						
GRANTEE: LITTLE CRISHTIAN D						
1500/1520	9/19/2023	WD	U	I	37	45,000
GRANTOR: ALFORD CAROL A						
GRANTEE: KT PROPERTY MASTERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=22,-20] W11 S32 W10 S14 E10 S2 E12 N2 E18 N24 E11 N22 W30 $
USP=[ORIG=52,-20] N10 W30 S10 E30 $
UOP=[YR=2024;ORIG=23,36] W12 N8 E12 S8 $
PTR=[ORIG=0,0] N30 S30 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,450

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-2	110.00	135.00	1.00	LT		1.00	1.00	1.15	18,500.00	21,275.00	21,275							

REVIEW DATE 07/25/2025 BY TP Total Acres: 0.34 Total Land Value: 21,275 Market: 0 Agricultural: 0 Common: 21,275 PRINTED 11/17/2026 BY SYS