S DIV: S 75 FT LOTS 1, 2 & 3
BLOCK B KRIPNER'S S/D.

SINGLETON CHRISTOPHER
644 SE CHURCH AVE
LAKE CITY, FL 32025

2027

00-00-00-14183-000

BUILDING CHARACTERISTICS

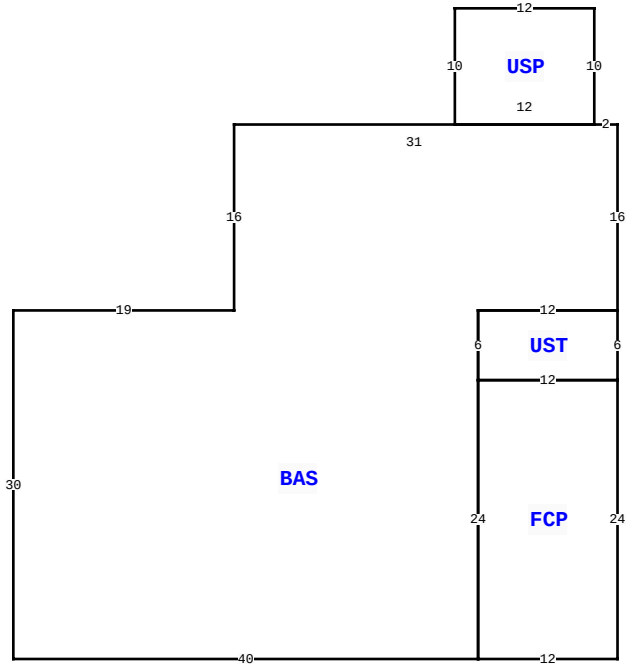
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	1,728	100		1,728	125,798
FCP	288	25		72	5,242
USP	120	35		42	3,058
UST	72	45		32	2,330
TOTALS	2,208			1,874	136,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	101.8220	112.00	209,888	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1728 HX Base Yr 2014



644 SE CHURCH AVE, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	14	30	1.00	UT	0.00	0.00	100	0	0	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		136,427
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		11,625
TOTAL MARKET VALUE		149,752
SOH/AGL Deduction		61,786
ASSESSED VALUE		87,966
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		36,555
TOTAL JUST VALUE		149,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		152,237

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1259/0797	6/24/2013	WD	Q	I	01	70,000
GRANTOR: MARILYN S & KENNETH F						
GRANTEE: CHRISTOPHER SINGLET						
1249/1211	1/12/2013	QC	U	I	11	100
GRANTOR: KENNETH J & MARILYN S						
GRANTEE: MARILYN S FURNISH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= N16 W2 USP= N10 W12 S10E12$ W31 S16 W19 S30 E40 FCP= E12 N24 W12 S24$ N24 UST= E12 N6 W12 S6$ N6 E12$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	100		RSF-2	75.00	155.00	11,625.00	SF		1.00	1.00	1.00	1.00	1.00	11,625							

REVIEW DATE 11/14/2016 BY DF Total Acres: 0.27 Total Land Value: 11,625 Market: 0 Agricultural: 0 Common: 11,625 PRINTED 11/16/2026 BY SYS