COMM NW COR OF NE1/4 OF NE1/4, N
47.73 FT TO POB, SAID PT BEING A
CO GRADED RDS, E 336.89 FT, NE 3

COLUMBIA HOUSING AUTHORITY
498 SW JUNIPER WAY
LAKE CITY, FL 32025

2027

01-4S-16-02641-003

BUILDING CHARACTERISTICS

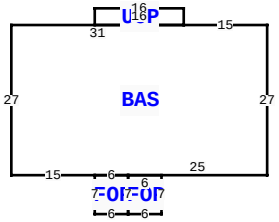
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		4 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

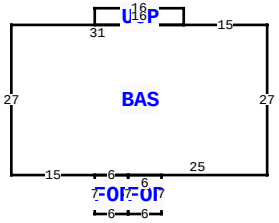
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,694	100		8,694	459,187
BAS	1,242	100		1,242	65,598
FOP	294	30		88	4,648
FOP	42	30		13	686
FOP	42	30		13	686
FOP	42	30		13	686
UOP	336	20		67	3,539
UOP	48	20		10	528
TOTALS	10,740			10,140	535,559

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	10,140	110.3850	96.03	973,744	1980	1980	0	0	0	45.00	55.00

1 DUPLEX 0% - 0 Heated Area: 9936 HX Base Yr





1769 SW CHRISTA CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY PAGE 1 of 2 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		752,525
TOTAL MARKET OB/XF VALUE		46,749
TOTAL LAND VALUE - MARKET		107,500
TOTAL MARKET VALUE		906,774
SOH/AGL Deduction		0
ASSESSED VALUE		906,774
TOTAL EXEMPTION VALUE	12	906,774
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		906,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		906,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18-0173	REMODEL	0	04/05/2018
1676	REMODEL	0	04/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0525/0288	12/01/1981	WD	Q	V		35,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[MULTIPLIER=7;ORIG=0,0] W15 W31 S27 E15 E6 E25 N27 $
BAS=[ORIG=0,-80] W15 W31 S27 E15 E6 E25 N27 $
UOP=[MULTIPLIER=7;ORIG=-15,0] N3 W16 S3 E16 $
UOP=[ORIG=-15,-80] N3 W16 S3 E16 $
FOP=[MULTIPLIER=7;ORIG=-31,27] S7 E6 N7 W6 $
FOP=[ORIG=-25,27] S7 E6 N7 W6 $
FOP=[ORIG=-31,-53] S7 E6 N7 W6 $
FOP=[ORIG=-25,-53] S7 E6 N7 W6 $
.

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	0260	PAVEMENT-A	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	11,446	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,240	
3	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	6,048	
4	0200	GARAGE F	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	14,515	
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	4,000	
6	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
7	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
8	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 46,749

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	8800	C	FEDERAL	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	21,500.00	21,500.00	107,500							

REVIEW DATE 08/15/2023 BY JB Total Acres: 5.00 Total Land Value: 107,500 Market: 0 Agricultural: 0 Common: 107,500 PRINTED 11/16/2026 BY SYS

COMM NW COR OF NE1/4 OF NE1/4, N
47.73 FT TO POB, SAID PT BEING A
CO GRADED RDS, E 336.89 FT, NE 3

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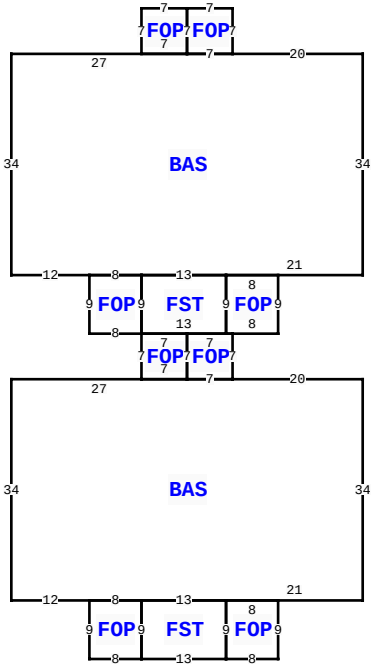
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Heating Type	04	AIR DUCTED 100
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Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	0	0 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	8800	FEDERAL IMP
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	1416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100		1,836	100,899
BAS	1,836	100		1,836	100,899
FOP	49	30		15	824
FOP	49	30		15	824
FOP	49	30		15	824
FOP	49	30		15	824
FOP	72	30		22	1,209
FOP	72	30		22	1,209
FOP	72	30		22	1,209
FOP	72	30		22	1,209
TOTALS	4,390			3,948	216,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	3,948	114.8450	99.92	394,484	1980	1980	0	0	0	45.00	55.00

2 DUPLEX 0% - 0 Heated Area: 3672 HX Base Yr



** This building has 12 Sub-Areas

1769 SW CHRISTA CIR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 1

VALUATION SUMMARY

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TOTAL MARKET VALUE		906,774
SOH/AGL Deduction		0
ASSESSED VALUE		906,774
TOTAL EXEMPTION VALUE	12	906,774
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		906,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		906,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0525/0288	12/01/1981	WD	Q	V		35,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 W7 W27 S34 E12 E8 E13 E21 N34 $
BAS=[ORIG=0,-50] W20 W7 W27 S34 E12 E8 E13 E21 N34 $
FST=[ORIG=-34,34] S9 E13 N9 W13 $
FST=[ORIG=-34,-16] S9 E13 N9 W13 $
FOP=[ORIG=-42,34] S9 E8 N9 W8 $
FOP=[ORIG=-21,34] S9 E8 N9 W8 $
FOP=[ORIG=-42,-16] S9 E8 N9 W8 $
FOP=[ORIG=-21,-16] S9 E8 N9 W8 $
FOP=[ORIG=-20,0] N7 W7 S7 E7 $
FOP=[ORIG=-27,0] N7 W7 S7 E7 $
FOP=[ORIG=-20,-50] N7 W7 S7 E7 $
FOP=[ORIG=-27,-50] N7 W7 S7 E7 $

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/15/2023 BY JB Total Acres: 5.00 Total Land Value: 107,500 Market: 0 Agricultural: 0 Common: 107,500 PRINTED 11/16/2026 BY SYS