LOT 17 PRESERVE AT LAUREL LAKE U

WD 1160-723, 1229-2506, WD 1268-

CRAVEN CHRISTOPHER/CRAVEN CATHERINE
148 SW LOTUS GLEN
LAKE CITY, FL 32024

2027

03-4S-16-02731-017

BUILDING CHARACTERISTICS

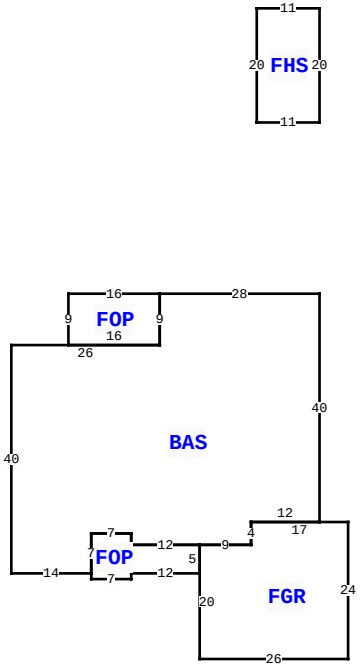
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3416.0400	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,150	100		2,150	322,348
FGR	588	55		323	48,428
FHS	220	60		132	19,791
FOP	116	30		35	5,247
FOP	144	30		43	6,447
TOTALS	3,218			2,683	402,260

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,683	139.2237	168.46	451,978	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2022 Heated Area: 2370 HX Base Yr 2022



148 SW LOTUS GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 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	751.00	UT	2.00	2.00	100	2014	2014	3	100	1,502	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	2,500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	402,260
TOTAL MARKET OB/XF VALUE	5,502
TOTAL LAND VALUE - MARKET	38,500
TOTAL MARKET VALUE	446,262
SOH/AGL Deduction	29,155
ASSESSED VALUE	417,107
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	365,696
TOTAL JUST VALUE	446,262
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31744	SFR	901	02/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1431/2636	2/25/2021	WD	Q	I	01	375,000
GRANTOR: JONES CHRISTOPHER LAN						
GRANTEE: CRAVEN CHRISTOPHER						
1268/0610	1/10/2014	WD	Q	V	03	16,000
GRANTOR: EAGLE GROUP HOLDINGS						
GRANTEE: CHRISTOPHER LANCE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FOP= W16 S9 E16 N9$ S9 W26 S40 E14 FOP= S1 E7 N1 E12 N5 W12 N2 W7 S7$ N7 E7 S2 E12 FGR= S20 E26 N24 W17 S4 W9$ E9 N4 E12 N40$ PTR= N30 FHS= N20 W11 S20 E11$ S30$.

LAND DESCRIPTION

TOTAL OB/XF 5,502

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.10	35,000.00	38,500.00	38,500							

REVIEW DATE 09/22/2023 BY KS Total Acres: 0.56 Total Land Value: 38,500 Market: 0 Agricultural: 0 Common: 38,500 PRINTED 11/17/2026 BY SYS