

LOT 8 SUZANNE S/D UNIT 1.
522-434, 909-1451, CT 1301-1636,

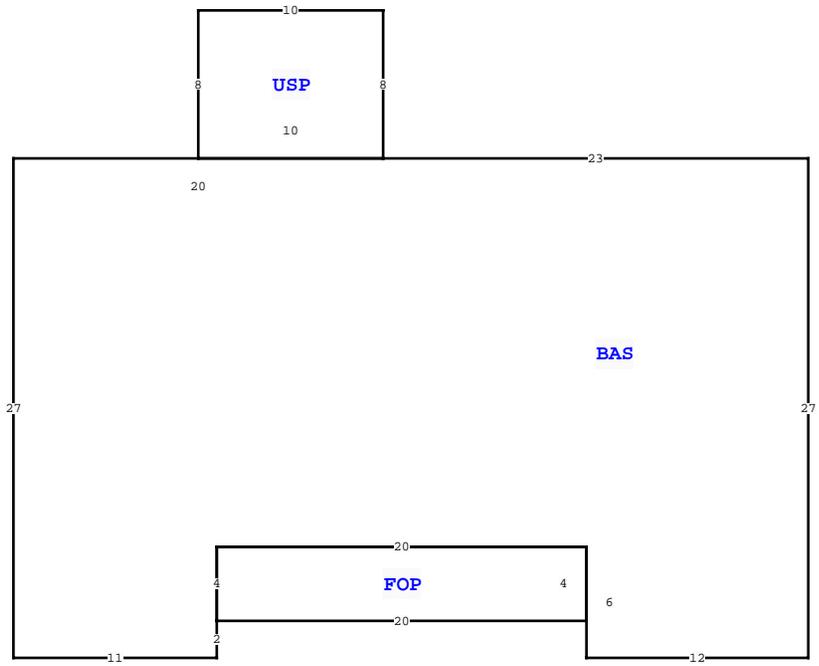
KAYE-ALAN PROPERTIES LLC
1468 SW MAIN BLVD 105 92
LAKE CITY, FL 32025

2026

03-4S-17-07570-008
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	08	SHT VINYL	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	3417.0200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,041	100	
FOP	80	30	
USP	80	35	
TOTALS	1,201		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,093	100.6403	114.73	125,400	2000	2000	0	0	31.25	68.75		
1 SINGLE FAM 0% - 0 Heated Area: 1041 HX Base Yr													



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			86,212
TOTAL MARKET OB/XF VALUE			1,911
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			106,623
SOH/AGL Deduction			0
ASSESSED VALUE			106,623
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			106,623
TOTAL JUST VALUE			106,623
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			103,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053385	Roof Replacement	10,800	06/16/2025
17403	SFR	195	09/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1346/2121	10/25/2017	WD Q	Q	I	01	75,000
GRANTOR: DANIEL & JANET CRAPPS						
GRANTEE: KAYE-ALAN PROPRTIE						
1301/1636	9/09/2015	CT U	I	18		100
GRANTOR: CLERK OF COURT (RHOND						
GRANTEE: DANIEL & JANET CRAP						

EXTRA FEATURES		126 SE OPAL WAY, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0166	CONC, PAVMT	0
2	0296	SHED METAL	0

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/21/2023	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W23 USP= N8 W10 S8 E10\$ W20 S27 E11 N2 FOP= E20 N4 W20 S4\$ N4 E20 S6 E12 N27\$.	

LAND DESCRIPTION		TOTAL OB/XF														1,911								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							