LOT 23 SUZANNE S/D UNIT 1.
ORB 522-434, 676-186, 693-699, 7

BRADFORD CLAUDE J/BRADFORD AGATHIA M
230 SE CAROB GLN
LAKE CITY, FL 32025

2027

03-4S-17-07570-023

BUILDING CHARACTERISTICS

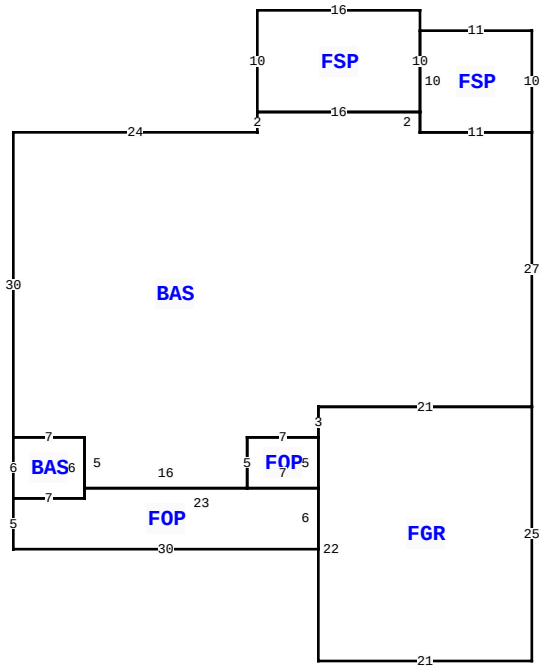
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	3,336
BAS	1,579	100		1,579	125,410
FGR	525	55		289	22,953
FOP	35	30		10	794
FOP	173	30		52	4,130
FSP	110	40		44	3,494
FSP	160	40		64	5,083
TOTALS	2,624			2,080	165,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,080	111.0780	122.19	254,155	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1621 HX Base Yr



230 SE CAROB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	165,201
TOTAL MARKET OB/XF VALUE	41,845
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	229,546
SOH/AGL Deduction	77,641
ASSESSED VALUE	151,905
TOTAL EXEMPTION VALUE	HX HB VX SX VP 151,905
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	229,546
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	232,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052137	Roof Replacement	25,300	01/24/2025
31743	POOL ENCL	100	02/13/2014
31667	POOL	325	01/03/2014
28847	ADDN SFR	132	09/09/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/1153	8/16/1991	WD	Q	I		64,900
GRANTOR: GREGORY WALTRIP						
GRANTEE: CLAUDE BRADFORD						
0693/0699	8/08/1989	WD	Q	I		63,100
GRANTOR: MILTON						
GRANTEE: WALTRIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W11 N2 FSP= N10 W16 S10E16$ W16 S2 W24 S30 BAS= S6 E7 N6W7$ E7 S5 FOP= S1 W7 S5 E30 N6 W23$ E16 FOP= E7 N5 W7 S5$ N5 E7FGR= S22 E21 N25 W21 S3$ N3E21 N27$ FSP= N10 W11 S10 E11$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	15	30	1.00	UT	0.00	0.00	100	0	0	3	100	630	
3	0296	SHED METAL	0	100	10	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	500	
5	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	100	2004	2004	3	100	960	
6	0169	FENCE/WOOD	0	100	0	0	480.00	UT	15.50	15.50	75	2012	2012	3	75	5,580	
7	0280	POOL R/CON	0	100	13	31	403.00	UT	70.00	70.00	100	2014	2014	3	76	21,440	
8	0282	POOL ENCL	0	100	28	45	1,260.00	UT	15.00	15.00	100	2014	2014	3	45	8,505	
9	0070	CARPORT UF	0	100	16	60	960.00	UT	3.00	3.00	100	2017	2017	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 41,845

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/10/2025 BY jerry Total Acres: 0.70 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS