LOT 6 SUZANNE S/D UNIT 2.

752-1029, 811-2114, 812-2405, WD

CRB INVESTMENT PROPERTIES LLC
130 SE RACHEL WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-040

BUILDING CHARACTERISTICS

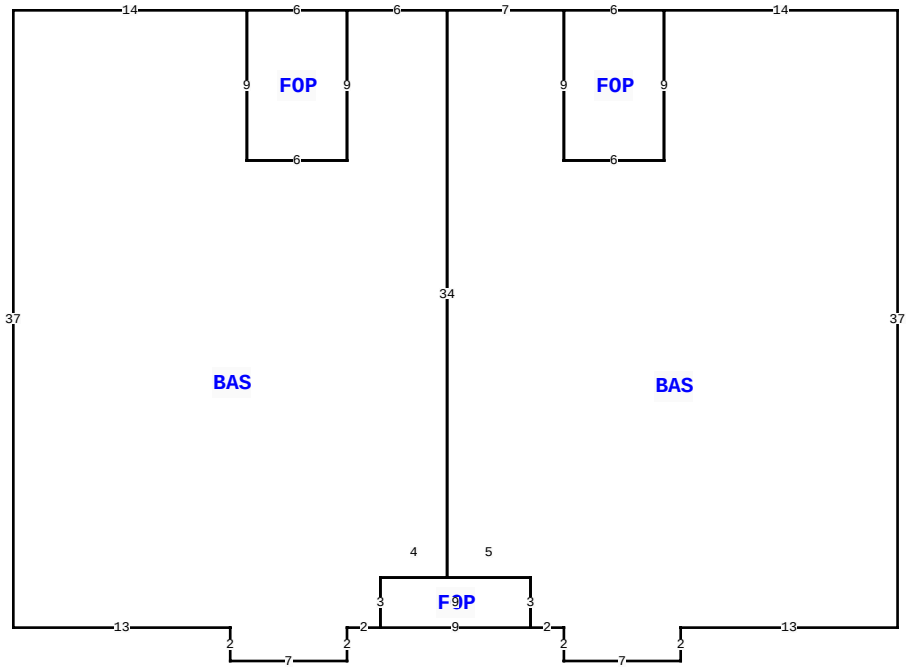
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Story Height		10 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
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	910	100		910	58,467
BAS	944	100		944	60,652
FOP	27	30		8	514
FOP	54	30		16	1,028
FOP	54	30		16	1,028
TOTALS	1,989			1,894	121,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,894	115.3950	100.39	190,139	1989	1989	0	0	0	36.00	64.00

1 DUPLEX 0% - 2023 Heated Area: 1854 HX Base Yr



130 SE RACHEL WAY, 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	121,689
TOTAL MARKET OB/XF VALUE	5,660
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	149,849
SOH/AGL Deduction	0
ASSESSED VALUE	149,849
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,849
TOTAL JUST VALUE	149,849
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055671	Roof Replacement	8,100	05/13/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1456/2533	1/03/2022	WD	Q	I	01	240,000
GRANTOR: DENNARD JOSEPH EDWIN						
GRANTEE: CRB INVESTMENT PROP						
1069/0005	12/20/2005	WD	Q	I	01	100
GRANTOR: JOSEPH E DENNARD						
GRANTEE: JOSEPH E DENNARD AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= W6 S9 E6 N9$ S9 W6 N9 W7 BAS= W6 FOP= W6 S9E6 N9$ S9 W6 N9 W14 S37 E13 S2E7 N2 E2 FOP= E9 N3 W9 S3$ N3 E4 N34 $ S34 E5 S3 E2 S2 E7 N2 E13 N37$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,700	
2	0030	BARN,MT	0	0	20	24	480.00	UT	11.00	11.00	75	2012	2012	3	75	3,960	

LAND DESCRIPTION

TOTAL OB/XF 5,660

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	0800	C	MULTI-FAM	0		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 03/02/2017 BY DF Total Acres: 0.53 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS