

LOT 6 SUZANNE S/D UNIT 3.
500-658, DC 1175-3224, TD 1225-1

CLIFTON KARI
7195 SW COUNTY ROAD 240
LAKE CITY, FL 32024

2026

03-4S-17-07570-080


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
																				VALUATION BY Tax Group: 2 Tax Dist: STANDARD BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 3,000 TOTAL LAND VALUE - MARKET 18,500 TOTAL MARKET VALUE 21,500 SOH/AGL Deduction 0 ASSESSED VALUE 21,500 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 21,500 TOTAL JUST VALUE 21,500 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 21,500											
DOR CODE		0000 VACANT																													
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																										
TOTALS																				BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU											
EXTRA FEATURES																				188 SE FAYE LN, LAKE CITY											
L N	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	9947	Septic	0 0	0 0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000																	
LAND DESCRIPTION																				TOTAL OB/XF 3,000											
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	0000	C	VAC RES	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500														
REVIEW DATE 01/28/2026 BY justin Total Acres: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 03/27/2026 BY SYS																															

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054717	Mobile Home		12/19/2025
000054343	Right-of-Way Acce		10/28/2025
7245	M H	60	06/08/1993

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1549/2640	9/17/2025	WD U		I	11	100
GRANTOR: FLORIDA HOLDING TRUST						
GRANTEE: CLIFTON KARI						
1541/2223	4/17/2025	WD U		I	11	100
GRANTOR: HABITAT FOR HUMANITY						
GRANTEE: FLORIDA HOLDING TRU						

BUILDING NOTES

BUILDING DIMENSIONS