

LOT 16 SUZANNE S/D UNIT 5.  
790-1742, 796-227, 800-750,  
976-1951, 976-1952, 1050-2204,

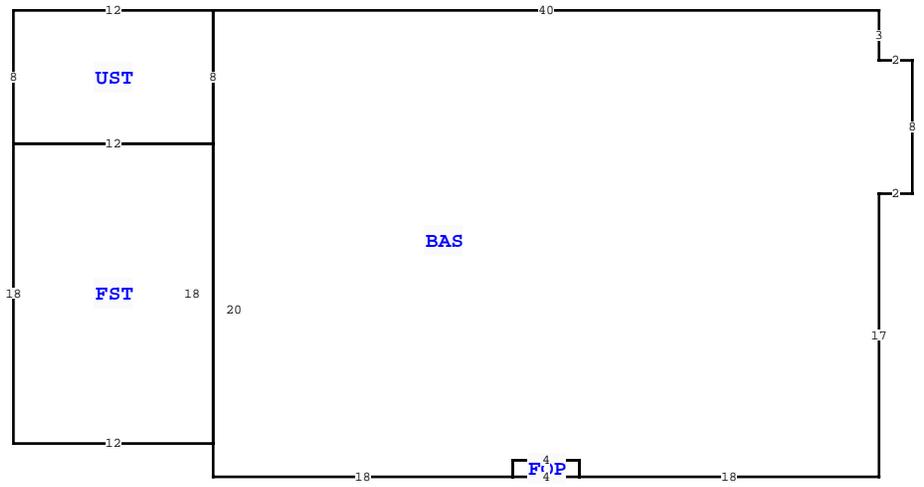
CHASE BRAEDON J  
194 SE KIWI WAY  
LAKE CITY, FL 32025

**2026**

03-4S-17-07570-122

BUILDING CHARACTERISTICS		CONSTRUCTION			
ELEMENT	CD				
Exterior Wall	12	CEDAR 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
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	1,132	100		1,132	90,238
FOP	4	30		1	80
FST	216	55		119	9,486
UST	96	45		43	3,428
TOTALS	1,448			1,295	103,232

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2022								
			Heated Area: 1132				HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			103,232
TOTAL MARKET OB/XF VALUE			2,790
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			124,522
SOH/AGL Deduction			18,811
ASSESSED VALUE			105,711
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			54,300
TOTAL JUST VALUE			124,522
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			124,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1385/0415	1/29/2019	WD	U	I	12	76,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BRAEDON J CHASE						
1372/1816	10/31/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT (PR GO						
GRANTEE: FEDERAL HOME LOAN M						

EXTRA FEATURES																
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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	540	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	30	8	240.00	UT	7.50	50	1993	1993	3	50	900	
4	0080	DECKING	0	100	12	18	1.00	UT	0.00	100	1993	1993	3	100	150	
TOTALS															2,790	

LAND DESCRIPTION															TOTAL OB/XF									
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	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							