

LOT 1 CRYSTAL ACRES S/D.  
847-1370, 875-310, 1090-410, QC

MACRI THERESA  
1909 SW JIM WITT RD  
LAKE CITY, FL 32025

**2026**

05-5S-17-09125-101  
VALUATION SUMMARY

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
31	VINYL SID 100				
03	GABLE/HIP 100				
14	PREFIN MT 100				
05	DRYWALL 100				
12	HARDWOOD 90				
08	SHT VINYL 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	Bedrooms	3	100		
	Bathrooms	2	100		
1.	Stories	1.	1. 100		
01	CONV 100				
	Units	0	100		
03	03 100				
01	01 100				
05	05 05				
0200	MOBILE HOME				
	MAP NUM		02		
	NEIGHBORHOOD/LOC	5517.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100		1,296	37,512
TOTALS	1,296			1,296	37,512

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0800	02	1,296	120.6000	72.36	93,779	1998	2000	0	0	60.00	40.00	
1 MOBILE HME 0% - 0			Heated Area: 1296				HX Base Yr					

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		37,512	
TOTAL MARKET OB/XF VALUE		8,400	
TOTAL LAND VALUE - MARKET		65,000	
TOTAL MARKET VALUE		110,912	
SOH/AGL Deduction		16,388	
ASSESSED VALUE		94,524	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		94,524	
TOTAL JUST VALUE		110,912	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		95,912	
PRMT:1:1: NEFF			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
13814	M H	125	03/27/1998

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1336/0019	4/17/2017	WD	Q	I	01	84,000
GRANTOR: KENNETH RAY NEFF						
GRANTEE: THERESA MACRI						
1336/0017	4/07/2017	QC	U	I	11	100
GRANTOR: ALLECIA L NEFF						
GRANTEE: KENNETH RAY NEFF JR						

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1998	1998	3	100	400	
2	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	1,000	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

TOTAL OB/XF												
8,400												
1909 SW JIM WITT RD, LAKE CITY												
BLD DATE		LGL DATE		05/06/2026		MLU						
XF DATE		LAND DATE										
INC DATE		AG DATE										

BUILDING NOTES												
BUILDING DIMENSIONS												
BAS= W48 S27 E48 N27\$.												

LAND DESCRIPTION																								
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	0200	C	MBL HM	0		00	0.00	0.00	5.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,000							