LOT 5 CRYSTAL ACRES S/D.

836-1312, QC 1378-1986, LE 1452-

WILLIAMS GARY W/WILLIAMS SANDRA P
1679 SW JIM WITT RD
LAKE CITY, FL 32025-9803

2027

05-5S-17-09125-105

BUILDING CHARACTERISTICS

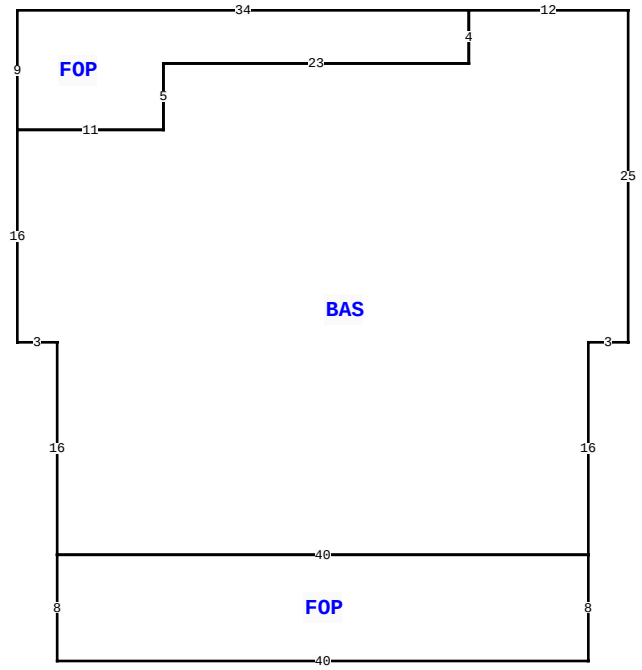
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	5517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100		1,599	138,667
FOP	191	30		57	4,943
FOP	320	30		96	8,325
TOTALS	2,110			1,752	151,936

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,752	119.0000	130.90	229,337	1998	1998	0	0	0	33.75	66.25

1 SINGLE FAM 100% - 1999 Heated Area: 1599 HX Base Yr 1999



1679 SW JIM WITT RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

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	100	0	0	234.00	UT	1.50	1.50	100	1998	1998	3	100	351	
2	0040	BARN,POLE	0	100	36	45	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	
3	0060	CARPORT F	0	100	30	30	900.00	UT	5.50	5.50	100	2012	2012	3	100	4,950	
4	0294	SHED WOOD/	0	100	12	30	360.00	UT	7.50	7.50	100	2012	2012	3	100	2,700	
5	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
6	0252	LEAN-TO W/	0	100	16	36	576.00	UT	1.50	1.50	100	2017	2017	3	100	864	
7	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,936
TOTAL MARKET OB/XF VALUE		14,965
TOTAL LAND VALUE - MARKET		102,190
TOTAL MARKET VALUE		180,222
SOH/AGL Deduction		56,328
ASSESSED VALUE		123,894
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		72,483
TOTAL JUST VALUE		269,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000041591	Roof Replacement	3,500	03/24/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1452/2389	11/09/2021	LE	U	I	14	100
GRANTOR: WILLIAMS GARY WAYNE						
GRANTEE: WILLIAMS GARY WAYNE						
1378/1986	2/21/2019	QC	U	I	11	100
GRANTOR: GARY WILLIAMS						
GRANTEE: GARY WILLIAMS & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= W34 S9 E11 N5 E23 N4$ S4 W23 S5 W11 S16 E3 S16
FOP= S8 E40 N8 W40$ E40 N16 E3 N25$.

LAND DESCRIPTION

TOTAL OB/XF 14,965

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	8.29	AC		1.00	1.00	1.00	280.00	280.00	2,321							
3	9910	M	MKT.VAL.AG	0			0.00	0.00	8.29	AC		1.00	1.00	1.00	11,000.00	11,000.00	91,190							

REVIEW DATE BY Total Acres: 9.29 Total Land Value: 13,321 Market: 91,190 Agricultural: 2,321 Common: 11,000 PRINTED 11/16/2026 BY SYS