

COMM INTERS E LINE OF SW1/4 OF N
S R/W GRANDVIEW AVE, RUN W 26.95
CYPRESS LANDING DR, RUN S/LY ALO

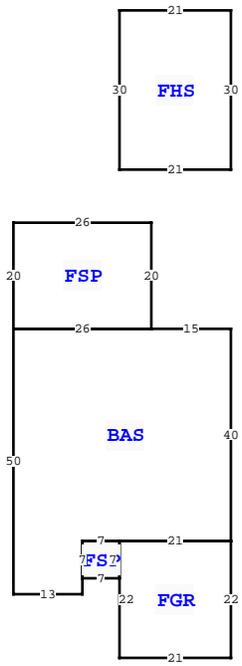
CRAWFORD SEAN M/CRAWFORD KATRINA
851 SW JAGUAR DR
LAKE CITY, FL 32025

2026

06-4S-17-08028-101

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	70
Exterior Wall	31	VINYL SID	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	100
Frame		N/A	100
Stories	1.5	1.5	100
Architectural Units	05	CONV	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	6417.1200	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,770	100	
FGR	462	55	
FHS	630	60	
FSP	49	40	
FSP	520	40	
TOTALS	3,431		

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%	- 2023		Heated Area: 2400					HX Base Yr 2023	



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			243,654
TOTAL MARKET OB/XF VALUE			1,942
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			268,096
SOH/AGL Deduction			7,985
ASSESSED VALUE			260,111
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			208,700
TOTAL JUST VALUE			268,096
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			267,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046566	Roof Replacement	23,100	02/22/2023
1955	ADDN SFR	104	11/19/2010

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1321/0982	8/31/2016	WD	U	I	37	134,500

GRANTOR: AI YING LIANG
GRANTEE: SEAN M & KATRINA CR
1098/1240 10/03/2006 WD Q I 01 105,000
GRANTOR: KE CHENG SHI & AI YIN
GRANTEE: AI YING LIANG

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		3.00	3.00	100	1998	1998	3	100	1,242	
2	0120	CLFENCE 4	0	100	0	0		0.00	0.00	100	2016	2016	3	100	100	
3	0169	FENCE/WOOD	0	100	0	0		0.00	0.00	100	2016	2016	3	100	600	

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							