COMM SE COR OF NE1/4 OF SE1/4,
RUN N 630 FT FOR POB, CONT N
300 FT, W 62 FT TO E R/W US-41

CRAFT MARY ARLINE
2463 SW MAIN BLVD
LAKE CITY, FL 32025

2026

07-4S-17-08138-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

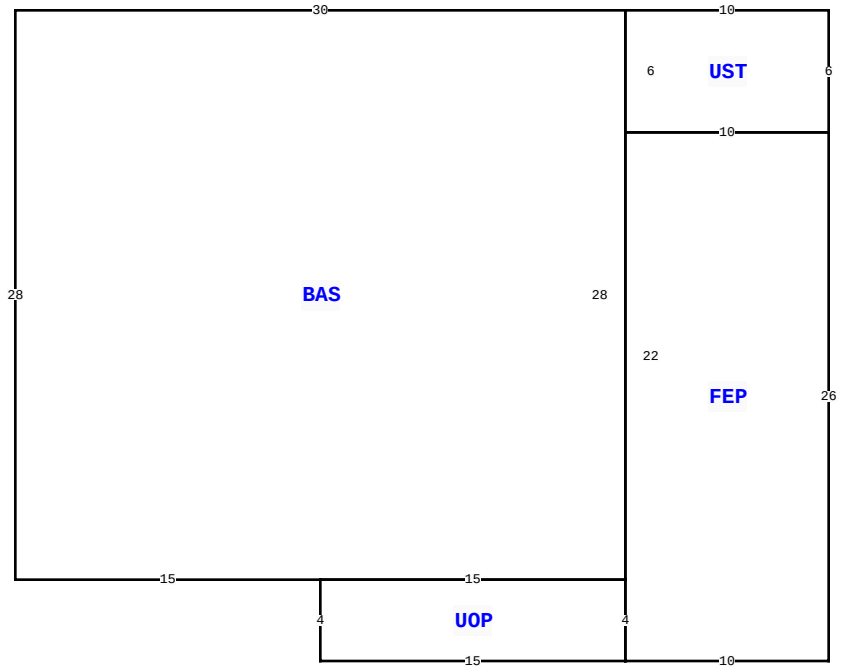
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
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	3601	RV PARK/SFR
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100		840	73,077
FEP	260	80		208	18,095
UOP	60	20		12	1,044
UST	60	45		27	2,349
TOTALS	1,220			1,087	94,565

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,087	117.4020	133.84	145,484	1967	1967	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 840 HX Base Yr



2463 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		94,565
TOTAL MARKET OB/XF VALUE		17,000
TOTAL LAND VALUE - MARKET		37,836
TOTAL MARKET VALUE		149,401
SOH/AGL Deduction		45,547
ASSESSED VALUE		103,854
TOTAL EXEMPTION VALUE	HX HB WX SX	101,897
BASE TAXABLE VALUE		1,957
TOTAL JUST VALUE		149,401
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		147,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1410/0403	4/17/2020	LE	U	I	14	0
GRANTOR: MARY ARLINE CRAFT (EN						
GRANTEE: B FAIST,S CRAFT,D C						
1408/1440	3/20/2020	LE	U	I	14	0
GRANTOR: MARY ARLINE CRAFT (EN						
GRANTEE: B FAIST,S CRAFT,D C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S28 E15 UOP= S4 E15 N4 W15$ E15 FEP= S4 E10 N26 UST= N6 W10 S6 E10$ W10 S22$ N28$.

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	9915	RV SITE	0	0	0	0	10.00	UT	3,000.00	3,000.00	50	0	0	3	50	15,000	
2	0294	SHED WOOD/	0	100	14	28	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 17,000

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	0128	C	SFR/MH PRK	100		CI	0.00	0.00	25,224.29	SF		1.00	1.00	0.75	2.00	1.50	37,836							

REVIEW DATE 03/30/2017 BY DF Total Acres: 0.58 Total Land Value: 37,836 Market: 0 Agricultural: 0 Common: 37,836 PRINTED 05/08/2026 BY SYS