

COMM SW COR OF NW1/4, N 490.03 F
E 917.59 FT, S 208.71 FT, E 208
FT, E 213.62 FT TO NW COR OF SE1

CREWS JOHN PAUL/CREWS RHONDA K
321 SW ASCENDA TER
LAKE CITY, FL 32024

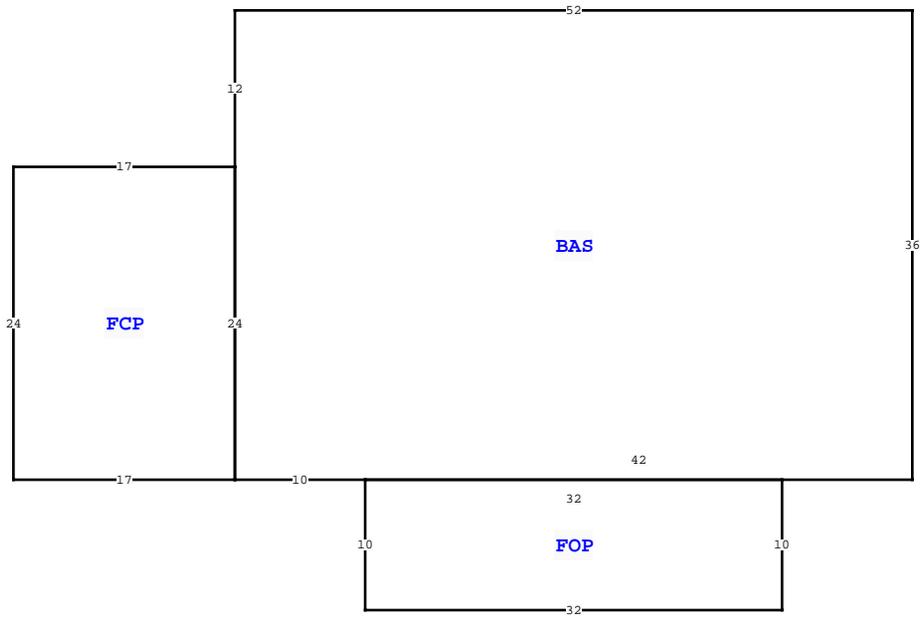
2026

09-4S-16-02820-000



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	03		BELOW AVG.	100	
Roof Structur	03		GABLE/HIP	100	
Roof Cover	03		COMP SHNGL	100	
Interior Wall	05		DRYWALL	80	
Interior Wall	02		WALL BD/WD	20	
Interior Floo	09		PINE WOOD	100	
Air Condition	03		CENTRAL	100	
Heating Type	04		AIR DUCTED	100	
Bedrooms			3	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	04		04		
DOR CODE	5000 IMPROVED AG				
MAP NUM		MKT AREA	06		
NEIGHBORHOOD/LOC	9416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	105,326
FCP	408	25		102	5,739
FOP	320	30		96	5,402
TOTALS	2,600			2,070	116,466

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,070	75.9316	86.56	179,179	1955	1955	0	0	35.00	65.00
1 SINGLE FAM 0% - 2026										Heated Area: 1872	HX Base Yr



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			116,466
TOTAL MARKET OB/XF VALUE			864
TOTAL LAND VALUE - MARKET			127,800
TOTAL MARKET VALUE			130,026
SOH/AGL Deduction			0
ASSESSED VALUE			130,026
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			130,026
TOTAL JUST VALUE			245,130
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,585

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1560/397	1/30/2026	LE U		I	14	100
GRANTOR: BURNS PAULA C						
GRANTEE: CREWS JOHN PAUL (EN						
1525/2762	9/12/2024	LE U		I	14	100
GRANTOR: CREWS LINDA H (ENH LE						
GRANTEE: BURNS PAULA C (RMDR						

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	0020	BARN,FR	0	0	24	16	1.00	UT	0.00	100	0	0	3	100	384	
2	0020	BARN,FR	0	0	24	15	1.00	UT	0.00	100	0	0	3	100	180	
3	0285	SALVAGE	0	0	30	20	1.00	UT	0.00	100	0	0	3	100	300	

TOTAL OB/XF										864						
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	04/10/2025 MLU										

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W52 S12 FCP= W17 S24 E17 N24\$ S24 E10 FOP= S10 E32N10 W32\$ E42 N36\$.									

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	13.20	AC		1.00	1.00	1.00	280.00	280.00	3,696							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.20	AC		1.00	1.00	1.00	9,000.00	9,000.00	118,800							