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

2027

09-4S-16-02820-000

BUILDING CHARACTERISTICS

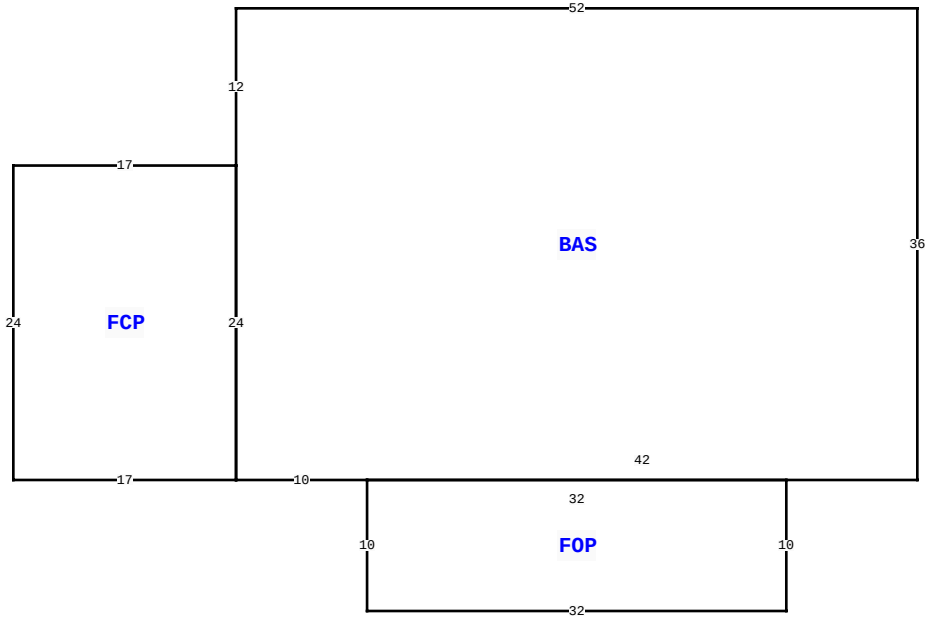
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	101,627
FCP	408	25		102	5,537
FOP	320	30		96	5,212
TOTALS	2,600			2,070	112,376

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	83.52	172,886	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1872 HX Base Yr



1079 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	0020	BARN,FR	0	0	24	16	1.00	UT	0.00	0.00	100	0	0	3	100	384	
2	0020	BARN,FR	0	0	24	15	1.00	UT	0.00	0.00	100	0	0	3	100	180	
3	0285	SALVAGE	0	0	30	20	1.00	UT	0.00	0.00	100	0	0	3	100	300	
4	0041	BARN,MACH	0	0	24	24	1.00	UT	4,000.00	4,000.00	100	2027	2026		100	4,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	112,376
TOTAL MARKET OB/XF VALUE	4,864
TOTAL LAND VALUE - MARKET	127,800
TOTAL MARKET VALUE	129,936
SOH/AGL Deduction	0
ASSESSED VALUE	129,936
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	129,936
TOTAL JUST VALUE	245,040
NCON VALUE	4,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,085

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056636	Storage Building	5,921	09/22/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/110	8/17/2026	QC	U	I	11	100
GRANTOR: BURNS PAULA C						
GRANTEE: CREWS JOHN PAUL						
1560/397	1/30/2026	LE	U	I	14	100
GRANTOR: BURNS PAULA C						
GRANTEE: CREWS JOHN PAUL (EN						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 4,864

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	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							

REVIEW DATE 10/05/2026 BY Andres Total Acres: 14.20 Total Land Value: 12,696 Market: 118,800 Agricultural: 3,696 Common: 9,000 PRINTED 11/17/2026 BY SYS