COMM NE COR OF SE1/4 OF NW1/4, R
W R/W MOUNT CARMEL RD FOR POB, R
116.85 FT, S 205 FT, W 191.40 FT

CREWS JOHN P/CREWS RHONDA K
987 SW MT CARMEL AVE
LAKE CITY, FL 32024

2027

09-4S-16-02820-002

BUILDING CHARACTERISTICS

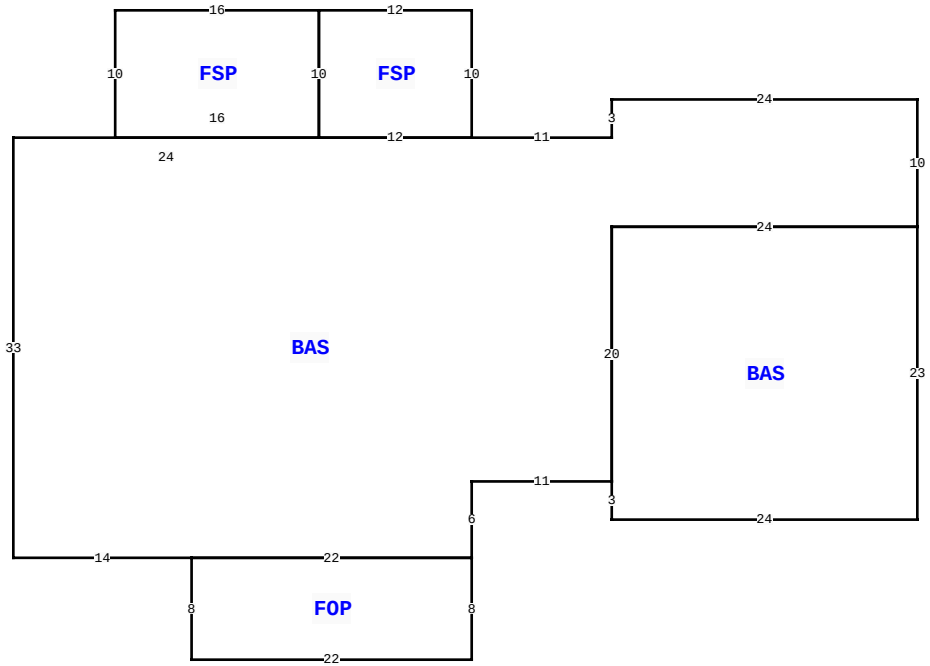
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	0100	SINGLE FAMILY
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	552	100		552	45,014
BAS	1,725	100		1,725	140,670
FOP	176	30		53	4,322
FSP	120	40		48	3,915
FSP	160	40		64	5,219
TOTALS	2,733			2,442	199,140

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,442	112.0350	123.24	300,952	1992	1992	0	0	0	33.83	66.17

1 SINGLE FAM 100% - 2001 Heated Area: 2277 HX Base Yr 2001



987 SW MOUNT CARMEL AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		199,140
TOTAL MARKET OB/XF VALUE		4,551
TOTAL LAND VALUE - MARKET		12,190
TOTAL MARKET VALUE		215,881
SOH/AGL Deduction		59,965
ASSESSED VALUE		155,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,505
TOTAL JUST VALUE		215,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1320/0224	8/11/2016	LE	U	I	14	100
GRANTOR: JOHN P & RHONDA K CRE						
GRANTEE: JOHN P & RHONDA K C						
0914/2281	11/21/2000	WD	Q	I	01	80,000
GRANTOR: ROBERT D & PAULA CREW						
GRANTEE: JOHN P & RHONDA K C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 S3 W11 FSP= N10 W12S10 E12$ W12 FSP= N10 W16 S10 E16$ W24 S33 E14 FOP= S8 E22 N8 W22$ E22 N6 E11 BAS= S3 E24 N23 W24 S20 $ N20 E24 N10$.

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	36	20	720.00	UT	1.40	1.40	100	0	0	3	100	1,008	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0260	PAVEMENT-A	0	100	0	0	2,988.00	UT	1.10	1.10	50	1993	1993	3	50	1,643	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,551

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		A-1	0.00	0.00	1.06	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,190							

REVIEW DATE 01/31/2024 BY KS Total Acres: 1.06 Total Land Value: 12,190 Market: 0 Agricultural: 0 Common: 12,190 PRINTED 11/17/2026 BY SYS