LOT 27 & THE N 60 FT OF LOT 28 W
UNIT 2.

WARD CHRISTOPHER MICHAEL
205 SE 135 TH TER
GAINSVILLE, FL 32641

2027

09-4S-17-08300-036

BUILDING CHARACTERISTICS

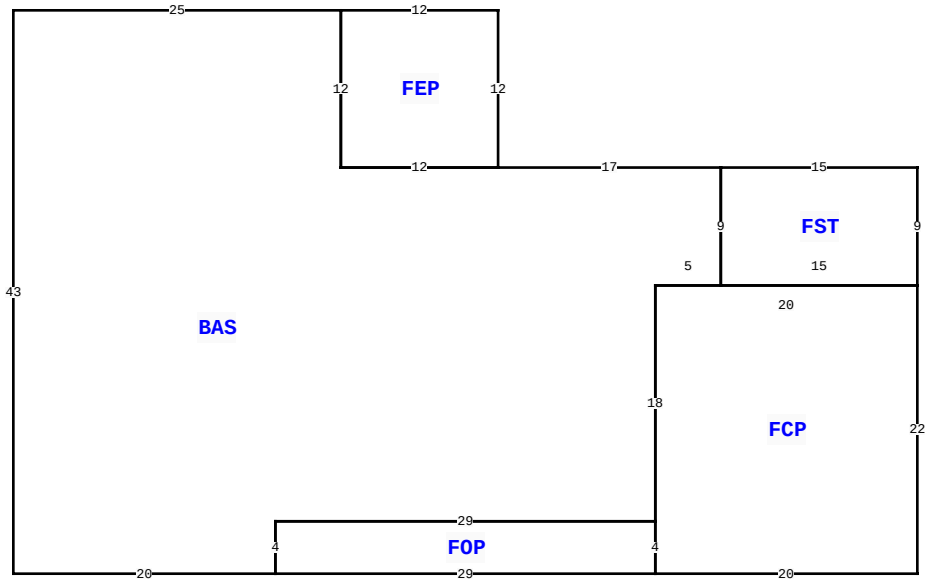
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	9417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,748	100		1,748	164,214
FCP	440	25		110	10,334
FEP	144	80		115	10,804
FOP	116	30		35	3,288
FST	135	55		74	6,952
TOTALS	2,583			2,082	195,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,082	114.8400	126.32	262,998	1978	2000	0	0	0	25.63	74.37

1 SINGLE FAM 0% - 2024 Heated Area: 1748 HX Base Yr



194 SE CROW CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	400.00	400.00	50	0	0	3	50	200	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	195,592
TOTAL MARKET OB/XF VALUE	5,200
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	219,292
SOH/AGL Deduction	0
ASSESSED VALUE	219,292
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,292
TOTAL JUST VALUE	219,292
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	222,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1495/2621	7/31/2023	WD	Q	I	01	265,000
GRANTOR: SPECK BRITTANY ANN						
GRANTEE: WARD CHRISTOPHER MI						
1357/2344	3/29/2018	WD	Q	I	01	137,000
GRANTOR: MARY LOU & GEORGE KRE						
GRANTEE: BRITTANY ANN SPECK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FEP= N12 W12 S12 E12$ W12 N12 W25 S43 E20 FOP= E29 N4 W29 S4$ N4 E29 FCP= S4 E20 N22 W20 S18$ N18 E5 FST= E15 N9 W15 S9$ N9$.

LAND DESCRIPTION

TOTAL OB/XF 5,200

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	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/27/2023 BY ME Total Acres: 0.34 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS