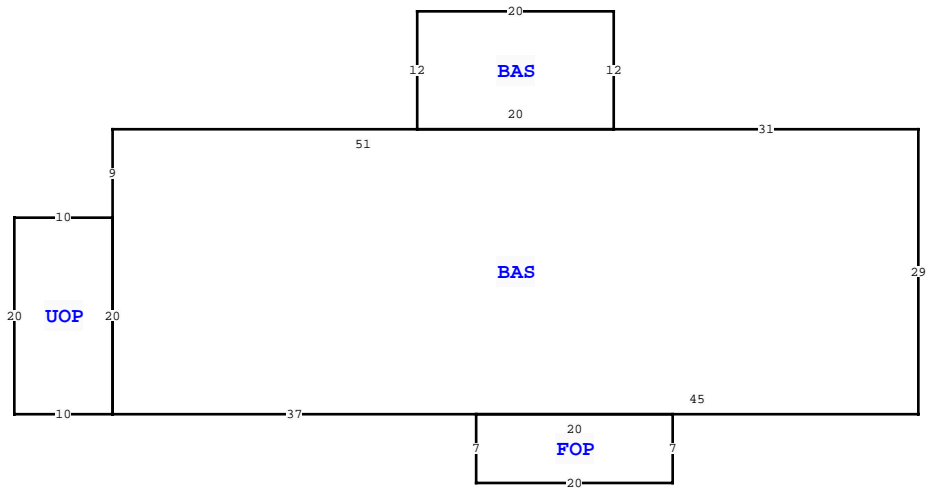


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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
BAS	240	100	
BAS	2,378	100	
FOP	140	30	
UOP	200	20	
TOTALS	2,958		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,700	113.8560	127.52	344,304	1980	1980	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 2026 Heated Area: 2618 HX Base Yr													



EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS
1	0166	CONC, PAVMT	0	0	0
2	0190	FPLC PF	0	0	0
3	0169	FENCE/WOOD	0	0	0
4	0296	SHED METAL	0	0	0
5	0252	LEAN-TO W/	0	0	0

TOTAL OB/XF													
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
1	0166	CONC, PAVMT	0	0	0	UT	0.00	0.00	100	0	0	3	100
2	0190	FPLC PF	0	0	0	UT	1,200.00	1,200.00	100	0	0	3	100
3	0169	FENCE/WOOD	0	0	0	UT	0.00	0.00	100	1993	1993	3	100
4	0296	SHED METAL	0	0	0	UT	0.00	0.00	100	2004	2004	3	100
5	0252	LEAN-TO W/	0	0	0	UT	0.00	0.00	100	2004	2004	3	100
TOTALS 2,450													

LAND DESCRIPTION													
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
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	LT		1.00	1.00

TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY			
VALUATION BY	Tax Group: 2	Tax Dist:	STANDARD
BUILDING MARKET VALUE			223,798
TOTAL MARKET OB/XF VALUE			2,450
TOTAL LAND VALUE - MARKET			18,500
TOTAL MARKET VALUE			244,748
SOH/AGL Deduction			0
ASSESSED VALUE			244,748
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			244,748
TOTAL JUST VALUE			244,748
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			244,748
SALE:3:1: 1/2 INTEREST - WIFE TO HUSBAND			
SALE:2:1: LOT 10 WOODHAVEN UNIT IV			
SALE:1:1: LOT 10 WOODHAVEN UNIT IV			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
27033	MAINT/ALTR	25	05/21/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1552/2136	10/27/2025	QC	U	I	11	100
GRANTOR: CREWS CHARLES E JR						
GRANTEE: KIGHT-FITZ KRISTAL						
1309/0876	2/02/2016	WD	Q	I	01	135,000
GRANTOR: OSWELL L JR & GAYLE M						
GRANTEE: CHARLES E CREWS JR						

BUILDING NOTES													
138 SE CUSTER WAY, LAKE CITY													

BUILDING DIMENSIONS													
BAS= W31 BAS= N12 W20 S12 E20\$ W51 S9 UOP= W10 S20 E10 N20\$ S20 E37 FOP= S7 E20N7 W20\$ E45 N29\$.													