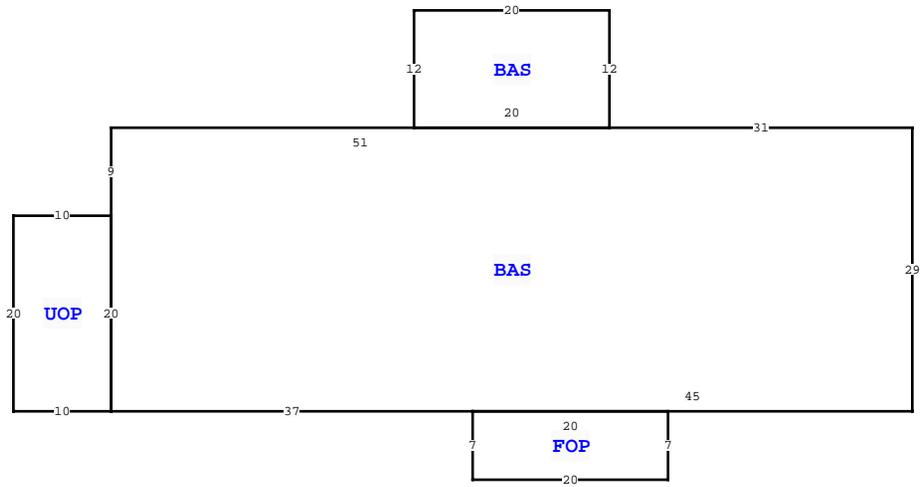


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	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

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			100% - 2026	Heated Area: 2618			HX Base Yr 2026					



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,893
BAS	2,378	100		2,378	197,108
FOP	140	30		42	3,481
UOP	200	20		40	3,316
TOTALS	2,958			2,700	223,798

138 SE CUSTER WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	50	

TOTAL OB/XF 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	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	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
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		HX HB 51,411	
BASE TAXABLE VALUE		193,337	
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												

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