COMM NW COR OF SW1/4 OF SE1/4, R
FOR POB, RUN W 38.92 FT, E 50 FT
CONT E 200 FT, S 43 DEG E 576 FT

REED DEANNA K
763 SE NATURE DR
LAKE CITY, FL 32025

2027

11-4S-17-08320-116

BUILDING CHARACTERISTICS

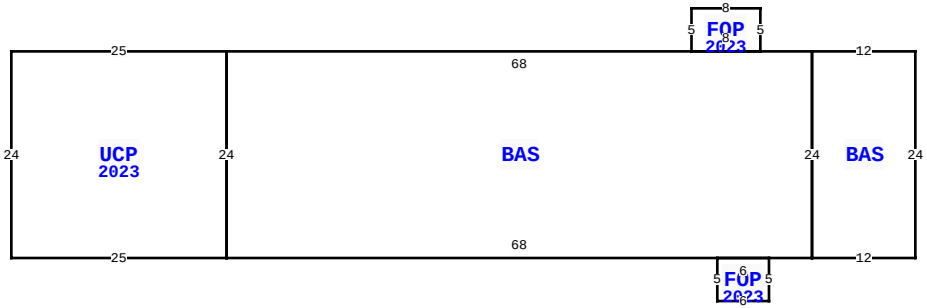
ELEMENT	CD	CONSTRUCTION
Exterior Wall	13	PREFAB PNL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Ceiling	00	N/A 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	11417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	16,107
BAS	1,632	100		1,632	91,271
FOP	30	35	2023	10	559
FOP	40	35	2023	14	783
UCP	600	20	2023	120	6,711
TOTALS	2,590			2,064	115,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0102	02	2,064	119.5000	71.70	147,989	2003	2003	0	0	0	22.00	78.00

1 STRG/CONV 100% - 2023 Heated Area: 1920 HX Base Yr 2023



763 SE NATURE DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2006	2006	3	100	2,000	
2	0166	CONC,PAVMT	0	100	30	50	1,500.00	UT	3.00	3.00	100	2006	2006	3	100	4,500	
3	0166	CONC,PAVMT	0	100	425	0	600.00	UT	3.00	3.00	100	2006	2006	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,431
TOTAL MARKET OB/XF VALUE		8,300
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		188,861
SOH/AGL Deduction		52,685
ASSESSED VALUE		136,176
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		79,765
TOTAL JUST VALUE		188,861
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		192,709

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050171	Remodel	55,000	06/21/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1474/1582	8/30/2022	WD	U	I	17	127,000
GRANTOR: FIRST APOSTOLIC CHURC						
GRANTEE: REED JOHN T						
1077/1044	3/15/2006	WD	Q	V		100,000
GRANTOR: LENVIL DICKS						
GRANTEE: FIRST APOSTOLIC CHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W68 S24 E68 N24 $
UCP=[YR=2023;ORIG=-93,0] E25 S24 W25 N24 $
BAS=[ORIG=0,24] E12 N24 W12 S24 $
FOP=[YR=2023;ORIG=-14,-5] E8 S5 W8 N5 $
FOP=[YR=2023;ORIG=-11,24] E6 S5 W6 N5 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,300

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	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 10/20/2022 BY ME Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS