

LOT 13 THE CROSSROADS UNIT 1.
EX .50 AC DESC IN ORB 1073-
1415 & EX .10 AC (PRCL "B")

STEWART CHARLES E
11466 SW CR 240
LAKE CITY, FL 32024

2026

14-5S-15-00459-113

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	03	BELOW AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		1	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Stories		1.	1. 100
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	04	04	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	14515.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	720	100	
UGR	1,200	45	
UOP	630	20	
TOTALS	2,550		

MARKET ADJUSTMENTS																							
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND												
1	SINGLE FAM	100%	- 2006																				
Heated Area: 720						HX Base Yr 2006																	
<table border="1"> <thead> <tr> <th>BLD DATE</th> <th>XF DATE</th> <th>INC DATE</th> <th>LGL DATE</th> <th>LAND DATE</th> <th>AG DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td>04/07/2025</td> <td>MLU</td> <td></td> </tr> </tbody> </table>												BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE				04/07/2025	MLU	
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			89,811
TOTAL MARKET OB/XF VALUE			5,168
TOTAL LAND VALUE - MARKET			41,250
TOTAL MARKET VALUE			136,229
SOH/AGL Deduction			53,208
ASSESSED VALUE			83,021
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			31,610
TOTAL JUST VALUE			136,229
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			138,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24389	SFR	356	04/13/2006
23099	SFR	259	05/03/2005
22938	TR/TRAILER	0	03/22/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1039/0259	2/16/2005	WD	Q	V		32,000
GRANTOR: RHEA & PRIES						
GRANTEE: CHARLES STEWART						
0921/1272	2/21/2001	WD	Q	V		17,000
GRANTOR: FORD						
GRANTEE: BOYD RHEA & KAY PRI						

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	0294	SHED WOOD/	0	100	16	20	320.00	UT	9.00	9.00	100	2005	2005	3	100	2,880	
2	0252	LEAN-TO W/	0	100	6	16	96.00	UT	3.00	3.00	100	2005	2005	3	100	288	
3	0140	CLFENCE	6	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	
5	0140	CLFENCE	6	0	100	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	800	
6	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

BUILDING NOTES	

BUILDING DIMENSIONS
BAS= W30 UGR= W50 S24 UOP= S9 E50 N3 E30 N6 W80\$ E50 N24\$ S24 E30 N24\$.

LAND DESCRIPTION															TOTAL OB/XF									
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	0.75	55,000.00	41,250.00	41,250							