

LOTS 7, 8 & 9 BLOCK D OSCEOLA ES
OF LAND 4.59 FT WIDE FROM FOREST
N 01 DG 19' 31" W TO SW COR OF O

WILLIAMS CHRISTOPHER BRAD
286 NE CARNATION PL
LAKE CITY, FL 32055

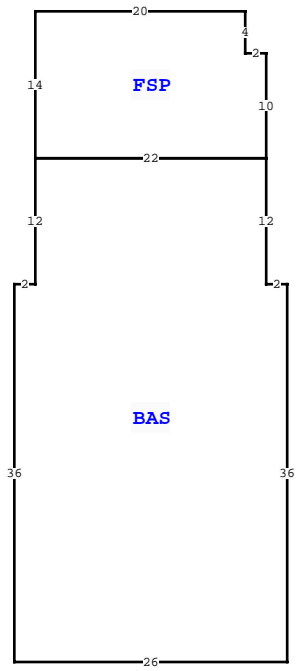
2026

15-3S-18-10289-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	70
Interior Floor	13	LAM/VNLPLK	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	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	05
NEIGHBORHOOD/LOC	19717.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,200	100	
FSP	300	40	
TOTALS	1,500		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,320	104.3000	116.82	154,202	1971	2000	0	0	0	31.25	68.75
1 SINGLE FAM 0% - 2024 Heated Area: 1200 HX Base Yr												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			106,014
TOTAL MARKET OB/XF VALUE			28,681
TOTAL LAND VALUE - MARKET			9,229
TOTAL MARKET VALUE			143,924
SOH/AGL Deduction			0
ASSESSED VALUE			143,924
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,924
TOTAL JUST VALUE			143,924
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			145,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1487/1034	3/28/2023	WD Q	Q	I	01	183,500
GRANTOR: KLOSTERMAN KIRK ALLEN						
GRANTEE: WILLIAMS CHRISTOPHE						
1483/773	1/09/2023	TR U	U	I	11	100
GRANTOR: KLOSTERMAN KIRK ALLEN						
GRANTEE: KLOSTERMAN KIRK ALL						

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	0	0	2,585.00	UT	3.00	3.00	100	1993
2	0210	GARAGE U	0	0	30	26	780.00	UT	18.00	18.00	100	1993
3	0210	GARAGE U	0	0	20	10	200.00	UT	18.00	18.00	100	1993
4	0040	BARN, POLE	0	0	20	20	400.00	UT	2.50	2.50	100	1993
5	0120	CLFENCE 4	0	0	0	0	508.00	UT	4.50	4.50	100	1993

TOTAL OB/XF												
28,681												
L N	USE CODE	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		00	0.00	148.00	1.23	AC		1.00	1.00
2	0100	C SFR	0			0.00	0.00	1.00	UT		1.00	1.00

BUILDING NOTES												

BUILDING DIMENSIONS												
FSP= N10 W2 N4 W20 S14 E22\$ BAS= W22 S12 W2 S36 E26 N36 W2 N12\$.												

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
1	0100	C	SFR	0		00	0.00	148.00	1.23	AC		1.00
2	0100	C	SFR	0			0.00	0.00	1.00	UT		1.00