LOT 7 BLOCK C FOREST COUNTRY 2ND

679-351, 781-1842, WD 1006-245,

CRIST ANN
123 SW SLASH LN
LAKE CITY, FL 32024

2027

15-4S-16-03000-014

BUILDING CHARACTERISTICS

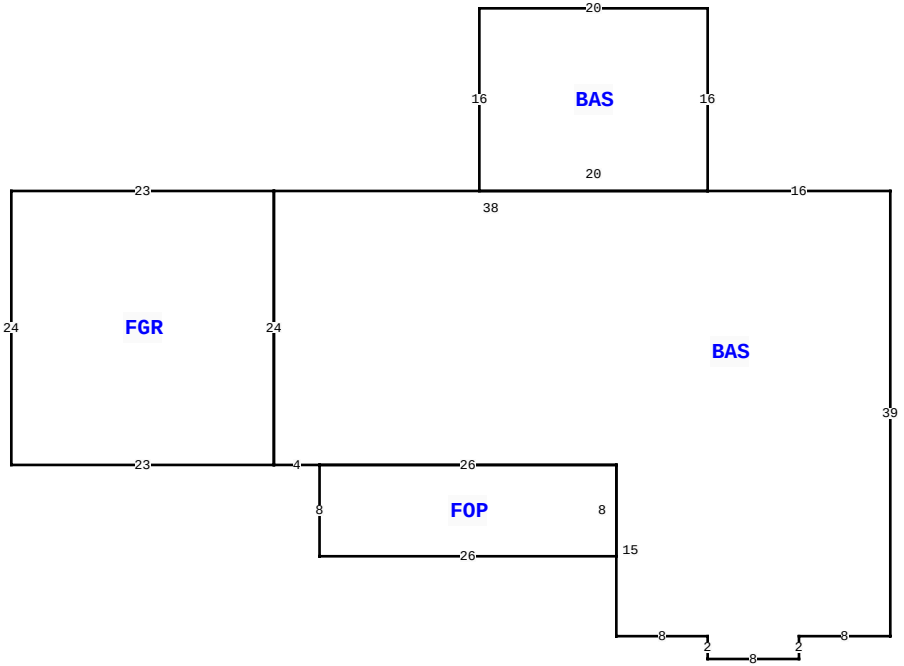
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100		320	29,151
BAS	1,672	100		1,672	152,315
FGR	552	55		304	27,694
FOP	208	30		62	5,648
TOTALS	2,752			2,358	214,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,358	127.4130	140.15	330,474	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1992 HX Base Yr 2022



123 SW SLASH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	720	
4	0120	CLFENCE 4	0	100	0	0	220.00	UT	7.50	7.50	100	2007	2007	3	100	1,650	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,808
TOTAL MARKET OB/XF VALUE	5,870
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	255,678
SOH/AGL Deduction	27,688
ASSESSED VALUE	227,990
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	176,579
TOTAL JUST VALUE	255,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,587

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044730	Remodel	12,161	06/21/2022
000043041	Roof Replacement	12,000	10/26/2021
12741	ADDN SFR	75	07/08/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/750	1/29/2025	LE	U	I	14	0
GRANTOR: CRIST ANN (ENH LIFE E						
GRANTEE: CRIST JOSEPH MICHAE						
1454/2000	11/18/2021	WD	Q	I	01	269,900
GRANTOR: HELMS ANGELA LEE						
GRANTEE: CRIST ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= N16 W20 S16 E20$ W38 FGR= W23 S24 E23 N24$ S24 E4 FOP= S8 E26 N8 W26$ E26 S15 E8 S2 E8 N2 E8 N39$.

LAND DESCRIPTION

TOTAL OB/XF 5,870

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/28/2022 BY TW Total Acres: 0.77 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS