

LOT 9 COUNTRY CREEK S/D.  
391-276, 709-151, 732-906, WD 11

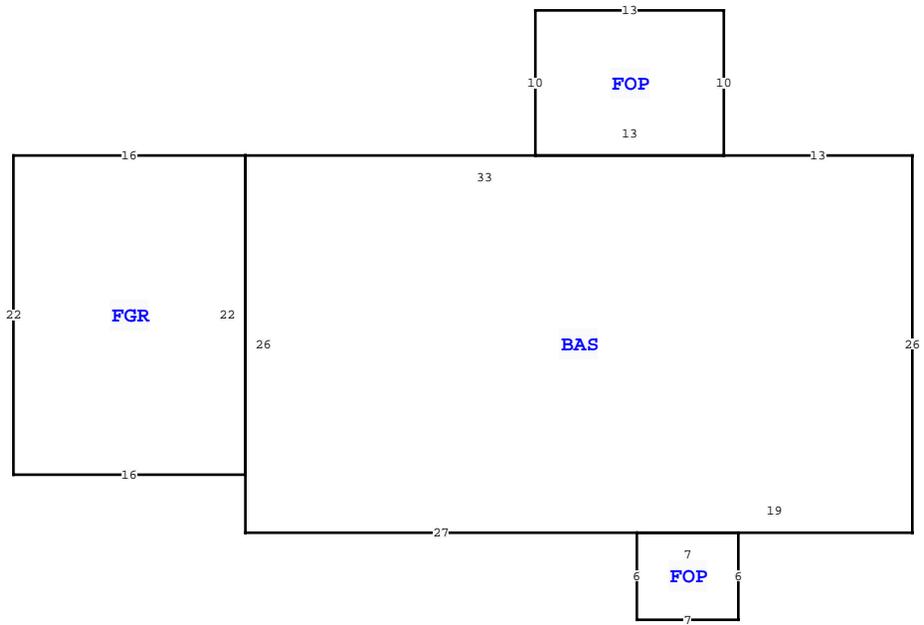
CARR CHRISTINA J  
285 SE BREAM LOOP  
LAKE CITY, FL 32025

**2026**

15-4S-17-08359-049  
[Barcode]

ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
32	HARDIE BRD 100				
08	IRREGULAR 100				
03	COMP SHNGL 100				
05	DRYWALL 100				
13	LAM/VNLPLK 90				
15	HARDTILE 10				
03	CENTRAL 100				
04	AIR DUCTED 100				
	3 100				
	2 100				
02	WOOD FRAME 100				
1.1	1.100				
05	CONV 100				
	0 100				
03	03 100				
02	02 100				
05	05				
0100	SINGLE FAMILY				
			06		
	15417.010		1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	142,350
FGR	352	55		194	23,091
FOP	42	30		13	1,547
FOP	130	30		39	4,642
TOTALS	1,720			1,442	171,630

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%	- 2020									Heated Area: 1196	HX Base Yr 2020



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		171,630	
TOTAL MARKET OB/XF VALUE		3,352	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		197,482	
SOH/AGL Deduction		58,088	
ASSESSED VALUE		139,394	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		87,983	
TOTAL JUST VALUE		197,482	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		192,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27113	SFR	531	06/24/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1383/1383	4/23/2019	WD Q	Q	I	01	148,500
GRANTOR: GREGORY & ASHLEY SUMM						
GRANTEE: CHRISTINA J CARR						
1162/2359	11/20/2008	WD Q	Q	I		133,000
GRANTOR: RICHARD KEEN						
GRANTEE: GREGORY & ASHLEY SU						

EXTRA FEATURES		285 SE BREAM LOOP, LAKE CITY														
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			984.00	UT	3.00				3.00	2,952
2	0169	FENCE/WOOD	0	100	0	0			1.00	UT	0.00				0.00	400

LAND DESCRIPTION		TOTAL OB/XF														3,352								
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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W13 FOP= N10 W13 S10 E13\$ W33 FGR= W16 S22 E16 N22\$ S26 E27 FOP= S6 E7 N6 W7\$ E19 N26\$.	