LOT 6 EASTWOOD S/D.

821-2130, WD 1466-2234, LE 1467-

KRATT JOHN
257 SE ANASTASIA ST
LAKE CITY, FL 32025

2027

15-4S-17-08360-156

BUILDING CHARACTERISTICS

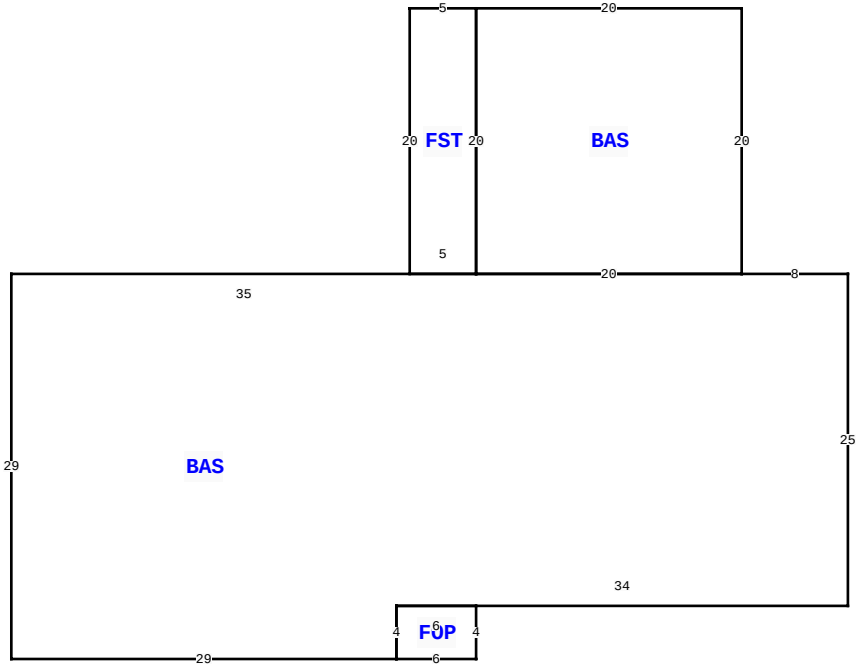
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	400	100		400	34,359
BAS	1,691	100		1,691	145,253
FOP	24	30		7	601
FST	100	55		55	4,724
TOTALS	2,215			2,153	184,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	112.7610	124.04	267,058	1979	1995	0	0	0	30.75	69.25

1 SINGLE FAM 100% - 2024 Heated Area: 2091 HX Base Yr 2024



257 SE ANASTASIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	20	12	1.00	UT	0.00	0.00	100	0	0	3	100	3,500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,938
TOTAL MARKET OB/XF VALUE		4,700
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		212,138
SOH/AGL Deduction		0
ASSESSED VALUE		212,138
TOTAL EXEMPTION VALUE	HX HB 13	212,138
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		212,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054635	Remodel	31,625	12/08/2025
000050049	Roof Replacement	18,980	06/05/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1489/2136	4/28/2023	WD	Q	I	01	239,000
GRANTOR: ROGERS GLENDA KAY						
GRANTEE: KRATT JOHN						
1467/1886	5/18/2022	LE	U	I	14	100
GRANTOR: SMITH GLENDA KAY NKA						
GRANTEE: BASS ALONA MAKINZE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 BAS= N20 W20 S20 E20$ W20 FST= N20 W5 S20 E5 $ W35S29 E29 FOP= E6 N4 W6 S4$ N4 E34 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,700

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/05/2026 BY robin Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS