LOT 13 KIMBERLY OAKS S/D.

WD 1032-1227, DC 1462-1165, WD 1

SAVARIA MARC A/SAVARIA KATHRYN M
156 SW CHRISTENSEN CT
LAKE CITY, FL 32024

2027

16-4S-16-03026-113

BUILDING CHARACTERISTICS

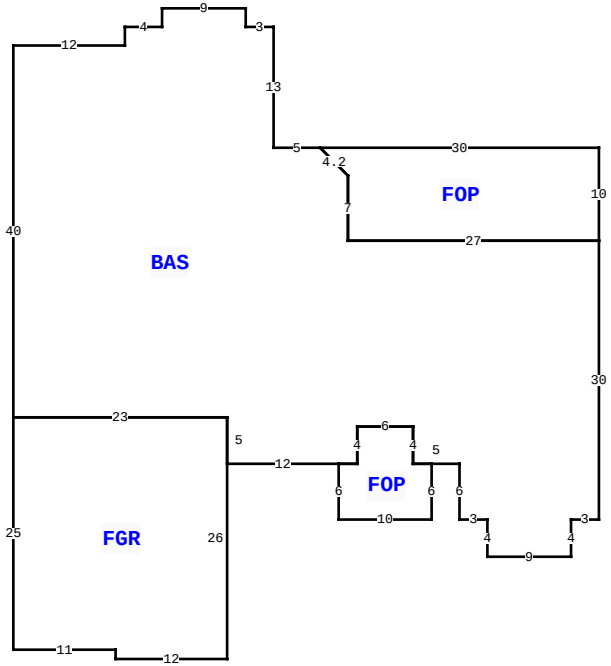
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,213	100		2,213	245,201
FGR	587	55		323	35,789
FOP	84	30		25	2,770
FOP	275	30		82	9,086
TOTALS	3,159			2,643	292,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,643	125.9104	138.50	366,056	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2025 Heated Area: 2213 HX Base Yr 2025



156 SW CHRISTENSEN CT, 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	0166	CONC,PAVMT	0	100	0	0	1,390.00	UT	2.00	2.00	100	2005	2005	3	100	2,780	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	4,000	
4	0030	BARN,MT	0	100	40	40	1,600.00	UT	28.00	28.00	100	2027	2026		100	44,800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		292,845
TOTAL MARKET OB/XF VALUE		51,580
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		379,425
SOH/AGL Deduction		0
ASSESSED VALUE		379,425
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		328,014
TOTAL JUST VALUE		379,425
NCON VALUE		44,800
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		367,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055168	Storage Building	7,550	03/05/2026
000045663	Storage Building	37,472	10/11/2022
22829	SFR	666	02/21/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1462/1167	3/16/2022	WD	Q	I	01	390,000
GRANTOR: THEOBALD LYNDA S						
GRANTEE: SAVARIA MARC A						
1032/1227	11/29/2004	WD	Q	V		33,900
GRANTOR: DERINGTON PROPERTIES						
GRANTEE: THEOBALD LYNDA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W5 N13 W3 N2 W9 S2 W4 S2 W12 S40 FGR= S25 E11 S1 E12 N26 W23$ E23 S5 E12 FOP= S6 E10 N6 W2 N4 W6 S4 W2$ E2 N4 E6 S4 E5 S6 E3 S4 E9 N4 E3 N30 FOP= N10 W30 D3 R3 S7 E27$ W27 N7 L3 U3 $.

LAND DESCRIPTION

TOTAL OB/XF 51,580

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 02/24/2026 BY TW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS