COMM NE COR OF NW1/4 OF NE1/4 OF 16, RUN WEST 167.49 FT TO POB, C FT, S 633.80 FT, EAST 167.61 FT,

C J CUSTOM CARPENTRY INC
222 SW CROSS POINTE COURT
LAKE CITY, FL 32024

2026

16-4S-16-03041-017

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

545 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,846
TOTAL LAND VALUE - MARKET	23,040
TOTAL MARKET VALUE	37,886
SOH/AGL Deduction	0
ASSESSED VALUE	37,886
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	37,886
TOTAL JUST VALUE	37,886
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	37,886

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051240	New Residential C	250,000	04/22/2026
000051102	Right-of-Way Acce		10/15/2024
14044	M H	125	05/22/1998
8246	RECONNECT	50	04/08/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1247/0149	12/28/2012	QC	U	I	11	100
GRANTOR: CURTIS JONES & LYNETT						
GRANTEE: C J CUSTOM CARPENTR						
1119/0480	5/11/2007	WD	Q	I		95,000
GRANTOR: JOYCE A CARLSON & AL						
GRANTEE: C J CUSTOM CARPENTR						

BUILDING NOTES

BUILDING DIMENSIONS

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	0255	MBL HOME S	0	0	60	24	720.00	UT	18.50	18.50	30	1972	1972	3	30	3,996	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	500	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0294	SHED WOOD/	0	0	12	14	1.00	UT	0.00	0.00	100	2008	2008	3	100	350	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 14,846

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	0700	C	MISC RES	0		00	0.00	0.00	2.44	AC		1.00	1.00	1.00	8,000.00	8,000.00	19,520							
2	0000	C	VAC RES	0		00	0.00	0.00	0.44	AC		1.00	1.00	1.00	8,000.00	8,000.00	3,520							

REVIEW DATE 07/23/2024 BY KS Total Acres: 2.88 Total Land Value: 23,040 Market: 0 Agricultural: 0 Common: 23,040 PRINTED 06/09/2026 BY SYS