

LOT 6 GLENWOOD S/D.
430-346, 750-1790, 774-1141, 777

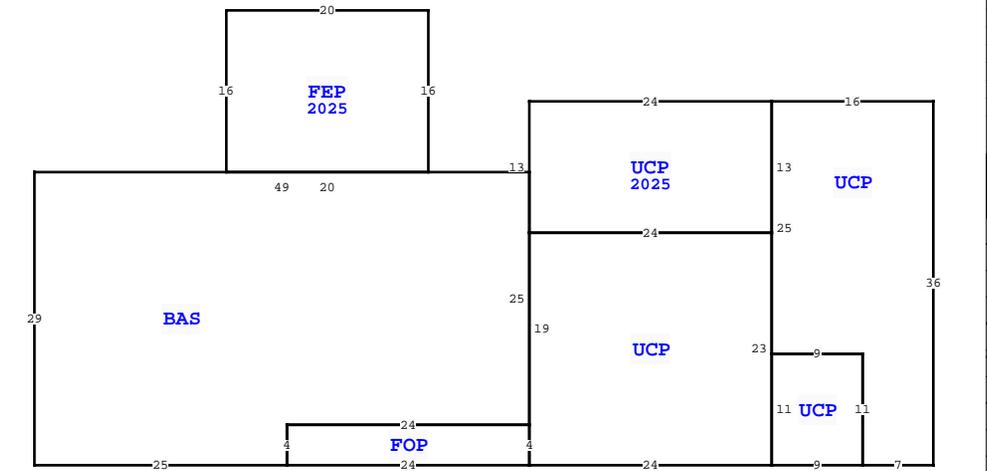
CRAVER JOHN D/CRAVER SANDRA
190 SE CHEROKEE WAY
LAKE CITY, FL 32025

2026

16-4S-17-08382-056
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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	60
Roof Cover	14	PREFIN MT	40
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	70
Interior Floo	15	HARDTILE	30
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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,897	116.3030	132.59	251,523	1979	2005	0	0	20.00	80.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	140,546
FEP	320	80	2025	256	27,154
FOP	96	30		29	3,076
UCP	99	20		20	2,122
UCP	477	20		95	10,077
UCP	552	20		110	11,668
UCP	312	20	2025	62	6,577
TOTALS	3,181			1,897	201,218

190 SE CHEROKEE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

DOR CODE		SINGLE FAMILY	
MAP NUM	MKT AREA		
0100	06		
NEIGHBORHOOD/LOC			
16417.020		1.00/	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		201,218	
TOTAL MARKET OB/XF VALUE		11,200	
TOTAL LAND VALUE - MARKET		20,350	
TOTAL MARKET VALUE		232,768	
SOH/AGL Deduction		41,003	
ASSESSED VALUE		191,765	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		140,354	
TOTAL JUST VALUE		232,768	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		226,003	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
53611	Generator		07/18/2025
000053611	Generator		07/18/2025

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/1653	1/02/2025	WD	Q	I	01	300,000

GRANTOR: PLUNSKA DARRELL C
GRANTEE: CRAVER JOHN D
1301/0067 9/15/2015 QC U I 11 100
GRANTOR: FRANCINE E PLUNSKA
GRANTEE: DARRELL C PLUNSKA

EXTRA FEATURES																
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	0180	FPLC 1STRY	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	0	0	3	100	2,000
2	0258	PATIO	0	100	0	0		1.00	UT 0.00	0.00	100	2004	2004	3	100	200
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00	0.00	100	2004	2004	3	100	400
4	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2013	2013	3	100	1,600
5	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00	0.00	100	2017	2017	3	100	100
6	0070	CARPORT UF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	2025	2024		100	1,200
7	0104	GENERATOR	0	100	0	0		1.00	UT 6,000.00	6,000.00	100	2026	2025		95	5,700

BUILDING NOTES														
BAS=[ORIG=0,0] W49 S29 E25 N4 E24 N25 \$														
UCP=[ORIG=0,25] S4 E24 N23 W24 S19 \$														
UCP=[ORIG=33,29] E7 N36 W16 S25 E9 S11 \$														
UCP=[ORIG=24,29] E9 N11 W9 S11 \$														
FOP=[ORIG=-24,29] E24 N4 W24 S4 \$														
FEP=[YR=2025;ORIG=-30,0] N16 E20 S16 W20 \$														
UCP=[YR=2025;ORIG=0,6] N13 E24 S13 W24 \$														

BUILDING DIMENSIONS														
BAS=[ORIG=0,0] W49 S29 E25 N4 E24 N25 \$														
UCP=[ORIG=0,25] S4 E24 N23 W24 S19 \$														
UCP=[ORIG=33,29] E7 N36 W16 S25 E9 S11 \$														
UCP=[ORIG=24,29] E9 N11 W9 S11 \$														
FOP=[ORIG=-24,29] E24 N4 W24 S4 \$														
FEP=[YR=2025;ORIG=-30,0] N16 E20 S16 W20 \$														
UCP=[YR=2025;ORIG=0,6] N13 E24 S13 W24 \$														

LAND DESCRIPTION																								
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	1.10	18,500.00	20,350.00	20,350							