

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

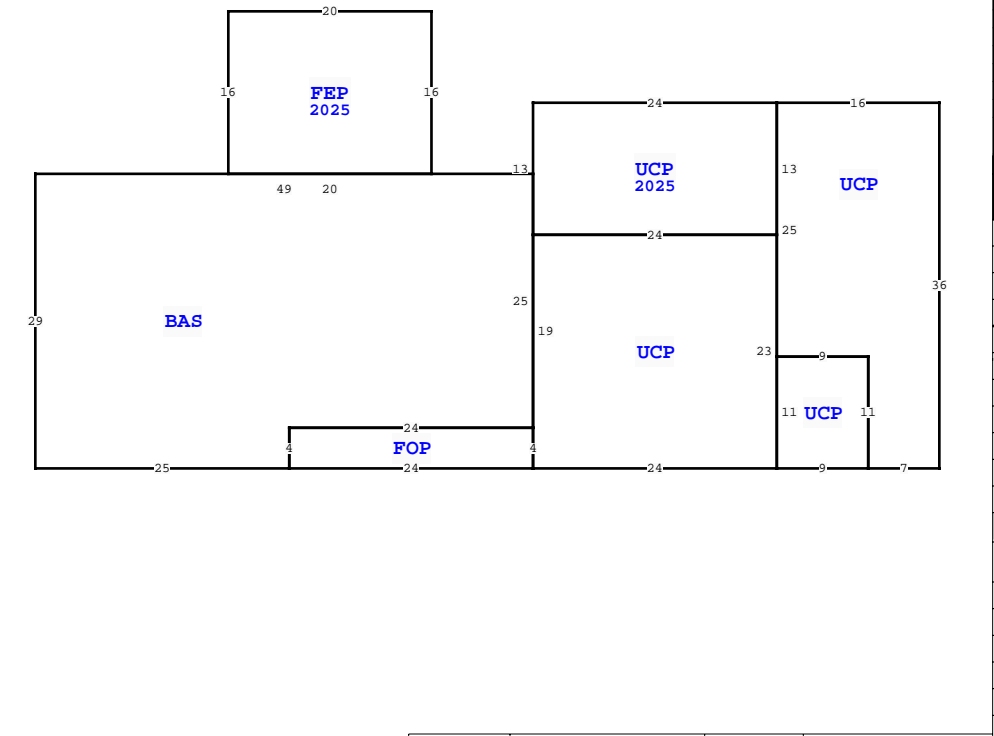
CRAVER JOHN D/CRAVER SANDRA  
190 SE CHEROKEE WAY  
LAKE CITY, FL 32025

**2026**

16-4S-17-08382-056  


| 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    | 130.26         | 247,103        | 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        | 138,076              |
| FEP           | 320              | 80          | 2025 | 256          | 26,678               |
| FOP           | 96               | 30          |      | 29           | 3,022                |
| UCP           | 99               | 20          |      | 20           | 2,084                |
| UCP           | 477              | 20          |      | 95           | 9,900                |
| UCP           | 552              | 20          |      | 110          | 11,463               |
| UCP           | 312              | 20          | 2025 | 62           | 6,461                |
| <b>TOTALS</b> | <b>3,181</b>     |             |      | <b>1,897</b> | <b>197,682</b>       |

| EXTRA FEATURES                 |  | BLD DATE |  | XF DATE |  | INC DATE |  | LGL DATE   |  | LAND DATE |  | AG DATE |  |
|--------------------------------|--|----------|--|---------|--|----------|--|------------|--|-----------|--|---------|--|
| 190 SE CHEROKEE WAY, LAKE CITY |  |          |  |         |  |          |  | 04/21/2023 |  | MLU       |  |         |  |

| 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           |       |

| LAND DESCRIPTION |          | TOTAL OB/XF 11,200 |                      |     |     |          |       |       |             |           |     |           |        |         |            |                |            |                             |      |         |      |     |    |        |
|------------------|----------|--------------------|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| L N              | USE CODE | CLS                | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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-2    | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.10    | 18,500.00  | 20,350.00      | 20,350     |                             |      |         |      |     |    |        |

| VALUATION BY              |              | STANDARD |  |
|---------------------------|--------------|----------|--|
| Tax Group: 2              | Tax Dist:    |          |  |
| BUILDING MARKET VALUE     | 197,682      |          |  |
| TOTAL MARKET OB/XF VALUE  | 11,200       |          |  |
| TOTAL LAND VALUE - MARKET | 20,350       |          |  |
| TOTAL MARKET VALUE        | 229,232      |          |  |
| SOH/AGL Deduction         | 41,003       |          |  |
| ASSESSED VALUE            | 188,229      |          |  |
| TOTAL EXEMPTION VALUE     | HX HB 51,411 |          |  |
| BASE TAXABLE VALUE        | 136,818      |          |  |
| TOTAL JUST VALUE          | 229,232      |          |  |
| NCON VALUE                | 0            |          |  |
| INCOME VALUE              |              |          |  |
| PREVIOUS YEAR MKT VALUE   | 226,003      |          |  |

| COLUMBIA COUNTY PROPERTY |             |     |            | PAGE 1 of 1 |  |  |  |
|--------------------------|-------------|-----|------------|-------------|--|--|--|
| 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  |           |    |   |   |    |     |  |

| BUILDING NOTES |  |
|----------------|--|
|                |  |

| 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 \$   |  |