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

2027

16-4S-17-08382-056

BUILDING CHARACTERISTICS

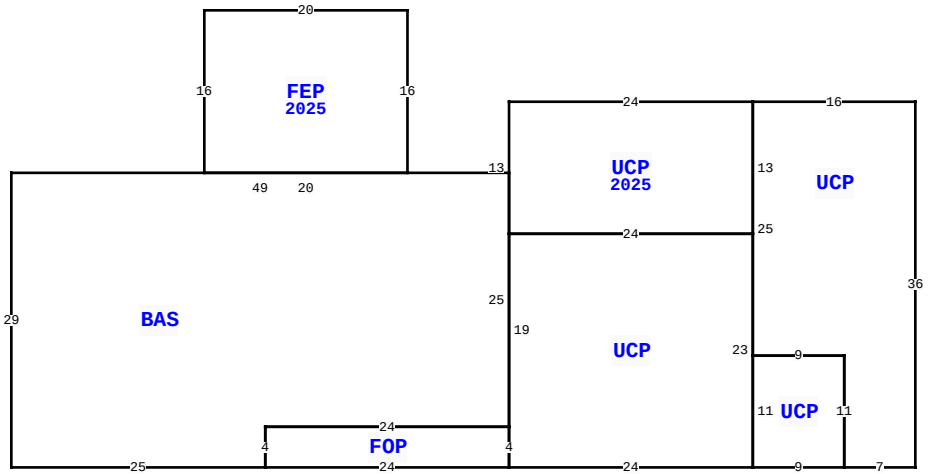
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	14	PREFIN MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	135,606
FEP	320	80	2025	256	26,200
FOP	96	30		29	2,968
UCP	99	20		20	2,047
UCP	477	20		95	9,722
UCP	552	20		110	11,258
UCP	312	20	2025	62	6,346
TOTALS	3,181			1,897	194,146

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	127.93	242,683	1979	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2026 Heated Area: 1325 HX Base Yr 2026



190 SE CHEROKEE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	194,146
TOTAL MARKET OB/XF VALUE	11,200
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	225,696
SOH/AGL Deduction	31,820
ASSESSED VALUE	193,876
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	142,465
TOTAL JUST VALUE	225,696
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,232

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

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 11,200

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 03/11/2026 BY robin Total Acres: 0.77 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2026 BY SYS