LOT 19 FIVE POINTS ACRES S/D.
442-603, 635-136, 644-136, 826-2

BRASHER ARTEELIA/BRASHER SAMANTHA
351 NE DIANA TER
LAKE CITY, FL 32055

2027

17-3S-17-04967-030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	02	MIN PLYWD 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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	03	03
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

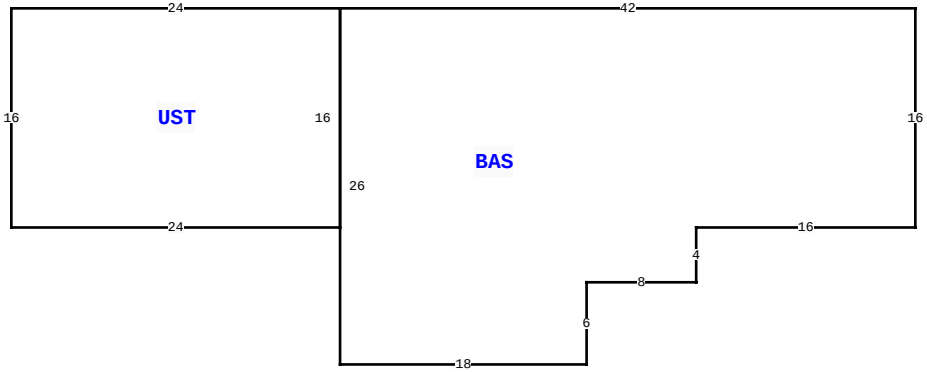
NEIGHBORHOOD/LOC 17317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	884	100		884	56,679
UST	384	45		173	11,092
TOTALS	1,268			1,057	67,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,057	89.6760	98.64	104,262	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 884 HX Base Yr



351 NE DIANA TER, LAKE CITY

BLD DATE		LGL DATE	05/12/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	67,770
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	12,750
TOTAL MARKET VALUE	88,020
SOH/AGL Deduction	0
ASSESSED VALUE	88,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	88,020
TOTAL JUST VALUE	88,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050284	Electrical Servic	0	07/03/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1484/2224	2/16/2023	QC	U	I	11	100
GRANTOR: MAYNARD HEATHER						
GRANTEE: BRASHER ARTEELIA						
1484/1406	2/16/2023	QC	U	I	11	100
GRANTOR: WOODARD JOSEPH						
GRANTEE: BRASHER ARTEELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 UST= W24 S16 E24 N16$ S26 E18 N6 E8 N4 E16 N16$.

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	0297	SHED CONCR	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	12,500.00	12,500.00	12,750							

REVIEW DATE 07/17/2024 BY tommy Total Acres: 1.02 Total Land Value: 12,750 Market: 0 Agricultural: 0 Common: 12,750 PRINTED 11/17/2026 BY SYS