COMM SE COR OF W1/2 OF NE1/4 OF
RUN N 60.02 FT FOR POB, CONT N 3
W 638.08 FT, S 339.27 FT, E 645.

CRAIG BRANDON G
329 NW JEAN CT
LAKE CITY, FL 32055

**2027**

**18-3S-16-02176-002**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |

MAP NUM | MKT AREA 01

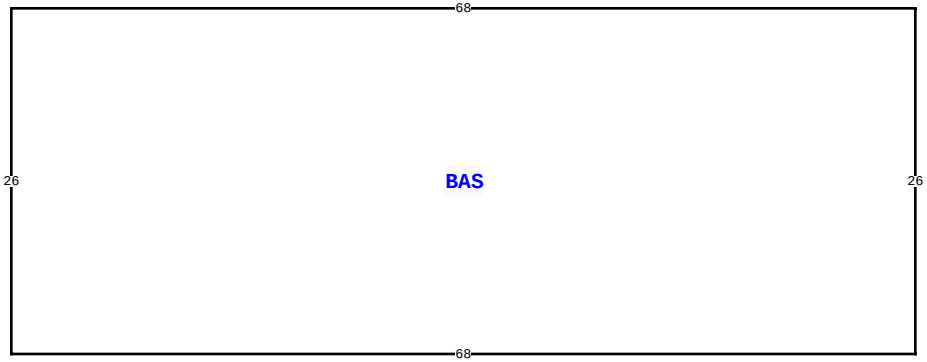
NEIGHBORHOOD/LOC 18316.00 1.00/

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,768 | 100 | | 1,768 | 114,243 |
| TOTALS | 1,768 | | | 1,768 | 114,243 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0201 | 02 | 1,768 | 113.9000 | 105.93 | 187,284 | 2009 | 2009 | 0 | 0 | 0 | 39.00 | 61.00 |

1 MANUF 1 100% - 2010 Heated Area: 1768 HX Base Yr 2010




329 NW JEAN CT, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/15/2026 MLU
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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 500 | |
| 3 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 750 | |
| 4 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2018 | 2018 | 3 | 100 | 500 | |
| 5 | 9945 | Well/Sept | 0 | 100 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 114,243 |
| TOTAL MARKET OB/XF VALUE | | 9,250 |
| TOTAL LAND VALUE - MARKET | | 55,610 |
| TOTAL MARKET VALUE | | 131,500 |
| SOH/AGL Deduction | | 58,199 |
| ASSESSED VALUE | | 73,301 |
| TOTAL EXEMPTION VALUE | HX HB | 48,301 |
| BASE TAXABLE VALUE | | 25,000 |
| TOTAL JUST VALUE | | 179,103 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 180,333 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 28049 | M H | 398 | 09/02/2009 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1179/1846 | 8/14/2009 | WD | U | V | 11 | 100 |

GRANTOR: WILLIAM J CRAIG JR &

GRANTEE: BRANDON G CRAIG

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W68 S26 E68 N26$.

## LAND DESCRIPTION

TOTAL OB/XF 9,250

| 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 | 0200 | C | MBL HM | 100 | | A-1 | 0.00 | 0.00 | 0.50 | AC | | 1.00 | 1.00 | 1.00 | 12,000.00 | 12,000.00 | 6,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 4.51 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 2,007 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 4.51 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 49,610 | | | | | | | |

REVIEW DATE 01/31/2023 BY KS Total Acres: 5.01 Total Land Value: 8,007 Market: 49,610 Agricultural: 2,007 Common: 6,000 PRINTED 11/17/2026 BY SYS