LOT 6 BLOCK 3 PINE KNOLL S/D.

368-793, 1001-1368, DC(LE) 1313-

CREWS FRANKLIN
120 SW VENTURA LN
LAKE CITY, FL 32025

2027

19-4S-17-08574-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

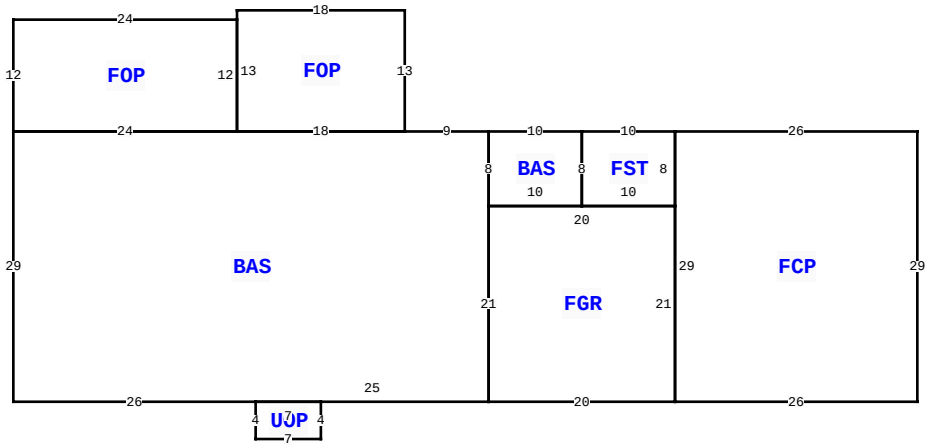
NEIGHBORHOOD/LOC 19417.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	80	100		80	6,636
BAS	1,479	100		1,479	122,678
FCP	754	25		188	15,594
FGR	420	55		231	19,161
FOP	234	30		70	5,806
FOP	288	30		86	7,133
FST	80	55		44	3,650
UOP	28	20		6	498
TOTALS	3,363			2,184	181,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,184	116.0120	127.61	278,700	1972	1972	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 0 Heated Area: 1559 HX Base Yr



120 SW VENTURA LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 04/21/2023 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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,800	
2	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	100	1993	1993	3	100	400	
3	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
4	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	250	
6	0070	CARPORT UF	0	100	18	21	378.00	UT	1.50	1.50	100	2012	2012	3	100	567	
7	0296	SHED METAL	0	100	10	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
8	0294	SHED WOOD/	0	100	8	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
9	0252	LEAN-TO W/	0	100	8	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
10	0252	LEAN-TO W/	0	100	8	12	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		181,155
TOTAL MARKET OB/XF VALUE		10,717
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		210,372
SOH/AGL Deduction		85,083
ASSESSED VALUE		125,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		73,878
TOTAL JUST VALUE		210,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045657	Electrical Servic	0	10/10/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/2124	6/12/2024	LE	U	I	14	100
GRANTOR: CREWS FRANKLIN						
GRANTEE: CREWS FRANKLIN (ENH						
1516/2121	6/12/2024	QC	U	I	11	100
GRANTOR: CREWS NANCY KARLTON						
GRANTEE: CREWS FRANKLIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 FOP= N13 W18 S13 E18$ W18 FOP= N12 W24 S12 E24$ W24 S29 E26 UOP= S4 E7 N4 W7$E25 FGR= E20 FCP= E26 N29 W26 S29$ N21 W20 S21$ N21 BAS= E10 FST= E10 N8 W10 S8$ N8 W10 S8$ N8$.

LAND DESCRIPTION

TOTAL OB/XF 5,917

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 10/31/2022 BY JB Total Acres: 0.83 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS

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NEIGHBORHOOD/LOC	19417.030 1.00/		

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COLUMBIA COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2022		80	4,800	

TOTAL OB/XF 4,800

LAND DESCRIPTION

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

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