BEG S LINE OF S1/2 OF NE1/4 OF N
OF E LINE OF SR-47, E 842.50 FT
147.50 FT, N 300 FT, W 147.50 FT

SEACHANGE IT GROUP LLC
1452 SE COUNTY ROAD 349
LAKE CITY, FL 32025

2027

20-3S-17-05181-000

BUILDING CHARACTERISTICS

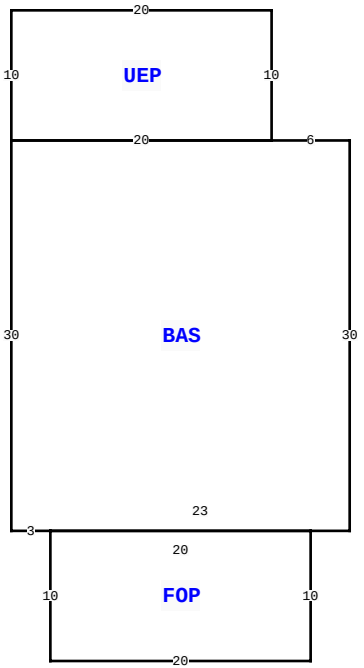
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur		N/A 100
Roof Cover	02	ROLL COMP 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		0 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		20317.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100		780	14,746
FOP	200	30		60	1,134
UEP	200	60		120	2,268
TOTALS	1,180			960	18,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	960	38.1888	42.01	40,330	1940	1940	0	0	20	35.00	45.00

1 SINGLE FAM 0% - 2024 Heated Area: 780 HX Base Yr



286 NE SUNNYBROOK ST, LAKE CITY

BLD DATE		LGL DATE	
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	0258	PATIO	0	0	10	10	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0296	SHED METAL	0	0	32	20	640.00	UT	2.25	2.25	100	0	0	3	100	1,440	
3	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	18,148
TOTAL MARKET OB/XF VALUE	2,090
TOTAL LAND VALUE - MARKET	10,210
TOTAL MARKET VALUE	30,448
SOH/AGL Deduction	0
ASSESSED VALUE	30,448
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	30,448
TOTAL JUST VALUE	30,448
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	30,777

XFOB:2:1: FLEETWOOD MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/181	8/01/2023	WD	Q	I	01	25,000
GRANTOR: CREAMER GREGORY S						
GRANTEE: SEACHANGE IT GROUP						
1495/171	7/17/2023	QC	U	I	11	100
GRANTOR: CREAMER DONALD EDWARD						
GRANTEE: CREAMER GREGORY STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 UEP= N10 W20 S10 E20$ W20 S30 E3 FOP= S10 E20N10 W20$ E23 N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,090

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		00	0.00	0.00	10,890.00	SF		1.00	1.00	0.38	0.50	0.19	2,042							
2	0102	C	SFR/MH	0		00	0.00	0.00	43,560.00	SF		1.00	1.00	0.38	0.50	0.19	8,168							

REVIEW DATE 09/25/2023 BY ME Total Acres: 1.25 Total Land Value: 10,210 Market: 0 Agricultural: 0 Common: 10,210 PRINTED 11/17/2026 BY SYS