COMM AT INTERS OF S LINE OF SW1/ R/W LINE OF SR-82 (AKA US HWY 44 EXTENDS), RUN N ALONG R/W 50 FT

CR PROPERTY INVESTMENTS LLC
466 SW ROSEMARY DR
LAKE CITY, FL 32024

2026

20-3S-17-05237-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	20317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

1834 N US HIGHWAY 441 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	300
TOTAL LAND VALUE - MARKET	10,000
TOTAL MARKET VALUE	10,300
SOH/AGL Deduction	0
ASSESSED VALUE	10,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,300
TOTAL JUST VALUE	10,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	71,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054943	Mobile Home		02/03/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1527/1220	11/06/2024	QC	U	I	11	100
GRANTOR: DURDEN CHRISTOPHER						
GRANTEE: CR PROPERTY INVESTM						
1524/1855	10/02/2024	WD	U	I	11	100
GRANTOR: WILSON JULIET						
GRANTEE: DURDEN CHRISTOPHER						

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
1	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 300

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	0700	C	MISC RES	0			0.00	0.00	20,000.00	SF		1.00	1.00	1.00	0.50	0.50	10,000							

REVIEW DATE 02/20/2026 BY justin Total Acres: 0.46 Total Land Value: 10,000 Market: 0 Agricultural: 0 Common: 10,000 PRINTED 06/23/2026 BY SYS