LOTS 3, 4 & 17 BLOCK 1 RUBY PARK
123-234, 176-94, PB 1308-1433, P

CREAMER C C
224 SW BRITTANY GLN
LAKE CITY, FL 32024

2026

20-3S-17-05434-000

COLUMBIA COUNTY PROPERTY

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	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	09	PINE WOOD 50
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	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

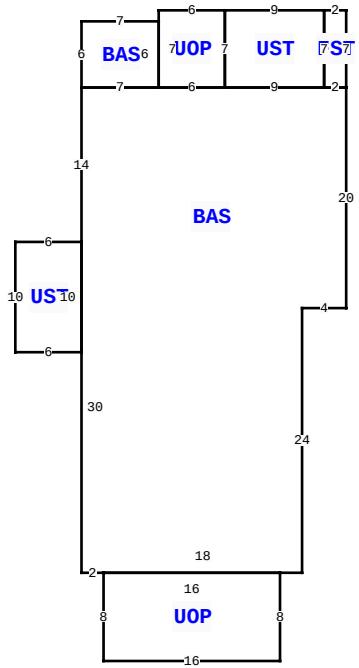
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 20317.080 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100		42	2,055
BAS	960	100		960	46,963
FST	14	55		8	391
UOP	42	20		8	391
UOP	128	20		26	1,272
UST	60	45		27	1,321
UST	63	45		28	1,370
TOTALS	1,309			1,099	53,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,099	67.1976	75.26	82,711	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1002 HX Base Yr



1778 N US HIGHWAY 441 , LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	53,762
TOTAL MARKET OB/XF VALUE	4,000
TOTAL LAND VALUE - MARKET	12,971
TOTAL MARKET VALUE	70,733
SOH/AGL Deduction	0
ASSESSED VALUE	70,733
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	70,733
TOTAL JUST VALUE	70,733
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,733

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10107	REMODEL	22,000	08/21/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1327/1339	11/10/2016	PR	U	I	11	0
GRANTOR: AMY M BROWN AS PR						
GRANTEE: AMY M BROWN & ANGEL						
1308/1433	1/26/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT (CALV						
GRANTEE: AMY M BROWN AS PR						

BUILDING NOTES

BUILDING DIMENSIONS

FST= N7 W2 S7 E2$ BAS= W2 UST= N7 W9 S7 E9$ W9 UOP= N7 W6 S7 E6$ W6 BAS= N6 W7 S6 E7$ W7 S14 UST= W6 S10 E6 N10$ S30 E2 UOP= S8 E16 N8 W16$ E18 N24 E4 N20$.

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	0030	BARN,MT	0	0	41	30	1,230.00	UT	5.00	5.00	30	2003	2003	3	30	1,845	
2	0260	PAVEMENT-A	0	0	29	40	1.00	UT	0.00	0.00	100	0	0	3	100	250	
3	0297	SHED CONCR	0	0	17	13	221.00	UT	5.00	5.00	100	2003	2003	3	100	1,105	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	300	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	1000	C	VACANT COMME	0			0.00	0.00	15,259.33	SF		1.00	1.00	0.85	0.75	0.64	9,728							
2	0100	C	SFR	0			0.00	0.00	7,629.67	SF		1.00	1.00	0.85	0.50	0.43	3,243							

REVIEW DATE 09/02/2015 BY DF Total Acres: 0.53 Total Land Value: 12,971 Market: 0 Agricultural: 0 Common: 12,971 PRINTED 06/08/2026 BY SYS