LOT 6 LAKEWOOD ACRES S/D EX COMM
LOT 6, S 19 DEG E 219.94 FT FOR
FT, S 153.32 FT TO SE COR OF LOT

CREWS CHRISTOPHER ROBERT/CREWS IVORIE JADE
278 NW SLAPPY DR
LAKE CITY, FL 32055

2027

21-3S-16-02216-004

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 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 01

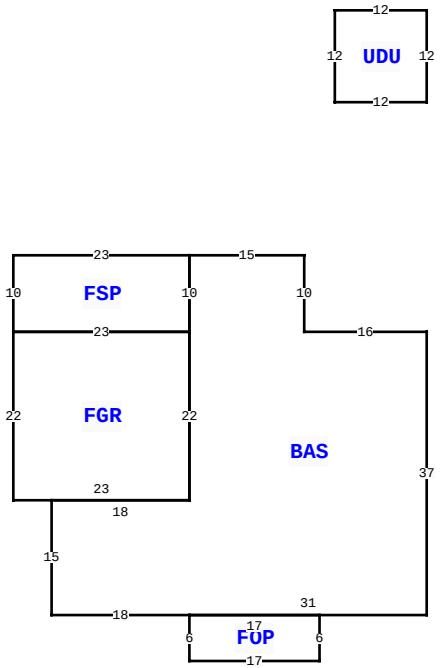
NEIGHBORHOOD/LOC 21316.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,567	100		1,567	172,834
FGR	506	55		278	30,662
FOP	102	30		31	3,419
FSP	230	40		92	10,147
UDU	144	55		79	8,714
TOTALS	2,549			2,047	225,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,047	125.3340	137.87	282,220	2001	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2022 Heated Area: 1567 HX Base Yr 2022



278 NW SLAPPY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		225,776
TOTAL MARKET OB/XF VALUE		2,218
TOTAL LAND VALUE - MARKET		26,775
TOTAL MARKET VALUE		254,769
SOH/AGL Deduction		51,447
ASSESSED VALUE		203,322
TOTAL EXEMPTION VALUE	HX HB 14	203,322
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		254,769
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30519	MAINT/ALTR	30	10/15/2012
17721	SFR	302	12/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/452	4/01/2026	WD	Q	I	01	339,000
GRANTOR: THE LAWRENCE & DEBRA						
GRANTEE: CREWS CHRISTOPHER R						
1445/431	8/16/2021	WD	Q	I	01	185,000
GRANTOR: SLEE RESIDENCE TRUST						
GRANTEE: THE LAWRENCE & DEBR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 N10 W15 S10 S22 W18 S15 E18 E31 N37 $
FGR=[ORIG=-31,0] W23 S22 E23 N22 $
FSP=[ORIG=-31,-10] W23 S10 E23 N10 $
UDU=[ORIG=0,-30] N12 W12 S12 E12 $
FOP=[ORIG=-31,37] S6 E17 N6 W17 $
PTR=[ORIG=0,0] N30 S30 $
.

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	1,212.00	UT	1.50	1.50	100	2001	2001	3	100	1,818	
2	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,218

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		A-1	0.00	0.00	2.55	AC		1.00	1.00	0.75	14,000.00	10,500.00	26,775							

REVIEW DATE 10/05/2026 BY TP Total Acres: 2.55 Total Land Value: 26,775 Market: 0 Agricultural: 0 Common: 26,775 PRINTED 11/17/2026 BY SYS