

LOT 3 BLOCK B CEDAR ESTATES S/D.
421-130, 911-1652, WD 1402-2591,

GRECIAN JULIA E
202 SE CEDAR LOOP
LAKE CITY, FL 32025

2026

22-4S-17-08681-011


BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																	VALUATION BY Tax Group: 3 Tax Dist: STANDARD BUILDING MARKET VALUE 198,328 TOTAL MARKET OB/XF VALUE 13,400 TOTAL LAND VALUE - MARKET 22,000 TOTAL MARKET VALUE 233,728 SOH/AGL Deduction 34,869 ASSESSED VALUE 198,859 TOTAL EXEMPTION VALUE HX HB 51,411 BASE TAXABLE VALUE 147,448 TOTAL JUST VALUE 233,728 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE 225,672											
DOR CODE 0100 SINGLE FAMILY																	PERMIT NUM				DESCRIPTION		AMT		ISSUED			
MAP NUM																												
NEIGHBORHOOD/LOC 22417.020 1.00/																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE												SALES DATA											
																	OFF RECORD Number				DATE		TYPE INST		Q / V / I / RSN CD		SALE PRICE	
																	1430/2293				2/16/2021		WD Q		I 01		185,000	
																	GRANTOR: MATTHEWS REBECCA J											
																	GRANTEE: GRECIAN JULIA E											
																	1412/0605				5/18/2020		WD U		I 30		100	
																	GRANTOR: FRANK LYNN WALTER											
																	GRANTEE: REBECCA J & MARCUS											
TOTALS																	BLD DATE				LGL DATE		LAND DATE		05/08/2026		MLU	
EXTRA FEATURES																	XF DATE				AG DATE							
L N	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	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500													
12	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200													
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
																	LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
																	TOTAL OB/XF 4,700											
																	REVIEW DATE 05/22/2017 BY BC Total Acres: 0.50 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/08/2026 BY SYS											