

THAT PART OF W1/2 OF W1/2 OF NE1
CR-18, EX RD R/W. THIS PROP ALSO
OF W1/2 OF NE1/4, EX 3 AC IN SW

PUIG ANAELYS/GARCIA ABEL
1445 SE CR-18
LAKE CITY, FL 32024

2026

23-6S-17-09750-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	90
Interior Wall	05	DRYWALL	10
Interior Floor	14	CARPET	90
Interior Floor	11	CLAY TILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	5000 IMPROVED AG		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	23617.00 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,900	100	
FEP	325	80	
FGR	444	55	
FSP	240	40	
FST	56	55	
TOTALS	2,965		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018	106.74	270,159	1980	1980	0	0	35.00	65.00
Heated Area: 1900 HX Base Yr 2018											

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		175,603	
TOTAL MARKET OB/XF VALUE		73,150	
TOTAL LAND VALUE - MARKET		222,000	
TOTAL MARKET VALUE		264,839	
SOH/AGL Deduction		117,958	
ASSESSED VALUE		146,881	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		95,470	
TOTAL JUST VALUE		470,753	
NCON VALUE		69,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		327,753	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049312	Electrical Servic	0	02/28/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1343/2404	8/30/2017	WD Q	Q	I	05	312,000
GRANTOR: DAVID D, MICHAEL D & GRANTEE: ANAELYS PUIG & ABEL						
1343/1341	8/24/2017	PB U	U	I	18	0
GRANTOR: CLERK OF COURT (NORET) GRANTEE: DAVID D, MICHAEL D						

EXTRA FEATURES																
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
1	0040	BARN, POLE	0	100	36	16	1.00	UT	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	100	0	0	3	100	400	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	1,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	100	2017	2017	3	100	200	
7	9915	RV SITE	0	100	0	0	3.00	UT	3,000.00	3,000.00	100	2026	2025	100	9,000	
8	0001	RES MISC	0	100	23	12	3.00	UT	20,000.00	20,000.00	100	2026	2025	100	60,000	

BLD DATE		LGL DATE	
XF DATE	AG DATE	LAND DATE	AG DATE
		05/07/2026	MLU

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS= W64 S31 E21 FSP= S10 E24 N10 W24\$ E29 N6 E14 FEP= E13 FGR= E20 N25 W13 FST= W7 S8 E7 N8\$ S8 W7 S17\$ N25 W13 S25\$ N25\$.	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	6,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	30.50	AC		1.00	1.00	1.00	280.00	280.00	8,540							
3	5600	A	TIMBER 3	0		A-1	0.00	0.00	5.50	AC		1.00	1.00	1.00	281.00	281.00	1,546							
4	9910	M	MKT. VAL. AG	0		A-1	0.00	0.00	36.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	216,000							