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

2027

23-6S-17-09750-000

BUILDING CHARACTERISTICS

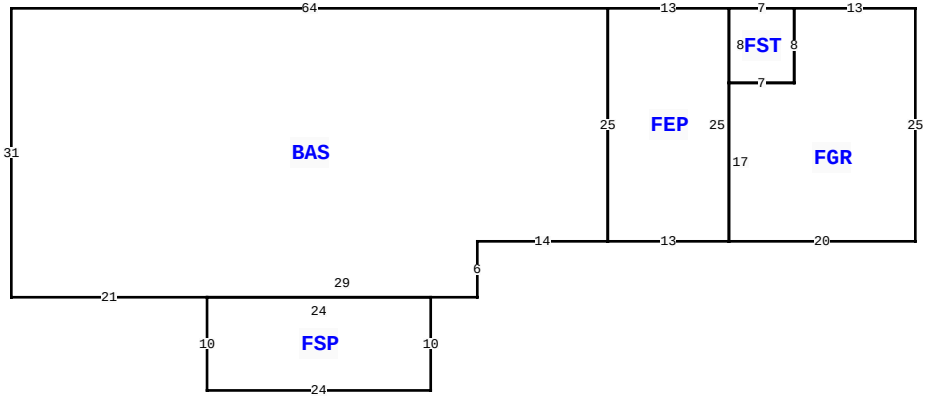
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,900	100		1,900	129,465
FEP	325	80		260	17,716
FGR	444	55		244	16,626
FSP	240	40		96	6,542
FST	56	55		31	2,113
TOTALS	2,965			2,531	172,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,531	95.2992	104.83	265,325	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1900 HX Base Yr 2018



1445 SE COUNTY ROAD 18 , LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,461
TOTAL MARKET OB/XF VALUE		73,150
TOTAL LAND VALUE - MARKET		222,000
TOTAL MARKET VALUE		261,697
SOH/AGL Deduction		110,712
ASSESSED VALUE		150,985
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		99,574
TOTAL JUST VALUE		467,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,753

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	I	05	312,000
GRANTOR: DAVID D, MICHAEL D &						
GRANTEE: ANAELYS PUIG & ABEL						
1343/1341	8/24/2017	PB	U	I	18	0
GRANTOR: CLERK OF COURT (NORET						
GRANTEE: DAVID D, MICHAEL D						

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$.

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	0040	BARN,POLE	0	100	36	16	1.00	UT	0.00	0.00	100	0	0	3	100	350	
2	0294	SHED WOOD/	0	100	12	12	1.00	UT	0.00	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	100	1,200	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,800	
6	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	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	

LAND DESCRIPTION

TOTAL OB/XF 73,150

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	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							

REVIEW DATE 05/28/2025 BY ME Total Acres: 37.00 Total Land Value: 16,086 Market: 216,000 Agricultural: 10,086 Common: 6,000 PRINTED 11/16/2026 BY SYS