COMM SE COR OF SE1/4 OF NW1/4, R
S LINE 268.76 FT FOR POB, CONT W
N 1324.54 FT TO N LINE, E 268.76

GRAHAM LARRY SR/GRAHAM TINA
795 NW JAKE GLN
LAKE CITY, FL 32055

2027

24-2S-16-01738-002

BUILDING CHARACTERISTICS

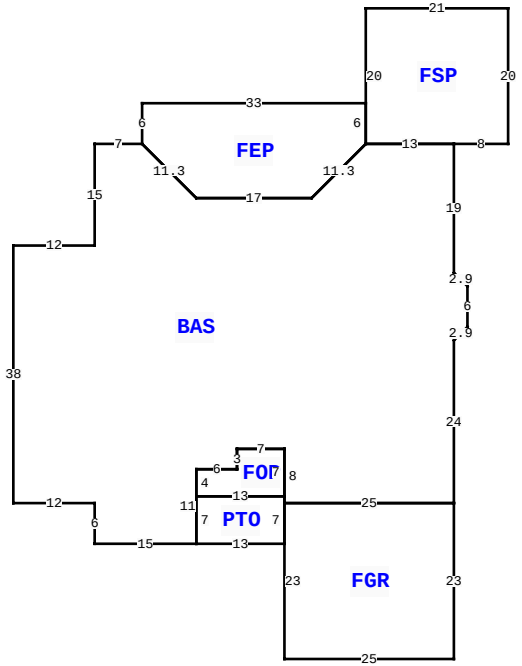
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	24216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,085	100		3,085	312,360
FEP	398	80		318	32,198
FGR	575	55		316	31,995
FOP	73	30		22	2,227
FSP	420	40		168	17,010
PTO	91	5		5	507
TOTALS	4,642			3,914	396,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,914	126.0903	138.70	542,872	1998	1998	0	0	0	27.00	73.00

2 SINGLE FAM 100% - 1999 Heated Area: 3085 HX Base Yr 1999



795 NW JAKE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	396,297
TOTAL MARKET OB/XF VALUE	80,514
TOTAL LAND VALUE - MARKET	64,000
TOTAL MARKET VALUE	487,626
SOH/AGL Deduction	147,139
ASSESSED VALUE	340,487
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	289,076
TOTAL JUST VALUE	540,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	548,011

SALE:1:1: 8.17 AC +/-

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043038	Roof Replacement	54,000	10/26/2021
35392	PUMP/UTPOL	50	06/05/2017
9789	SFR	475	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0837/0203	12/09/1996	WE	Q	I	02	0

GRANTOR: LETISHA GRAHAM

GRANTEE: LARRY & TINA GRAHAM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W12 S38 E12 S6 E15 N11 E6 N3 E7 S8 E25 N24
U2R2 N6 U2L2 N19 W13 D8L8 W17 U8L8 W7 S15 $
FGR=[ORIG=28,38] S23 E25 N23 W25 $
FSP=[ORIG=53,-15] E8 N20 W21 S20 E13 $
FEP=[ORIG=40,-15] N6 W33 S6 D8R8 E17 U8R8 $
PTO=[ORIG=15,44] E13 N7 W13 S7 $
FOP=[ORIG=28,37] N7 W7 S3 W6 S4 E13 $
.

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	1,172.00	UT	2.00	2.00	100	1998	1998	3	100	2,344	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1998	1998	3	100	1,200	
3	0296	SHED METAL	0	100	12	30	360.00	UT	11.00	11.00	100	2008	2008	3	100	3,960	
4	0166	CONC,PAVMT	0	100	8	40	320.00	UT	2.50	2.50	100	2008	2008	3	100	800	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
7	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	4,500	
8	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	27,450	
9	0030	BARN,MT	0	100	30	44	1.00	UT	23,760.00	23,760.00	100	2024	2023		100	23,760	
10	0166	CONC,PAVMT	0	100	0	0	1.00	UT	15,000.00	15,000.00	100	2024	2023		100	15,000	

LAND DESCRIPTION

TOTAL OB/XF 80,514

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		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	445.00	445.00	1,335							
3	5200	A	CROPLAND 2	0		00	0.00	0.00	4.00	AC		1.00	1.00	1.00	370.00	370.00	1,480							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	7.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	56,000							

REVIEW DATE 04/25/2022 BY JS Total Acres: 8.00 Total Land Value: 10,815 Market: 56,000 Agricultural: 2,815 Common: 8,000 PRINTED 11/16/2026 BY SYS