COMM SW COR OF NE1/4, RUN E 926. FT FOR POB, RUN W 208.37 FT, N 2 205.54 FT, S 211.80 FT TO POB. (

DEVOE SAMUEL J
286 SW CHRIS TER
LAKE CITY, FL 32024

**2026**

**24-4S-16-03103-023**

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

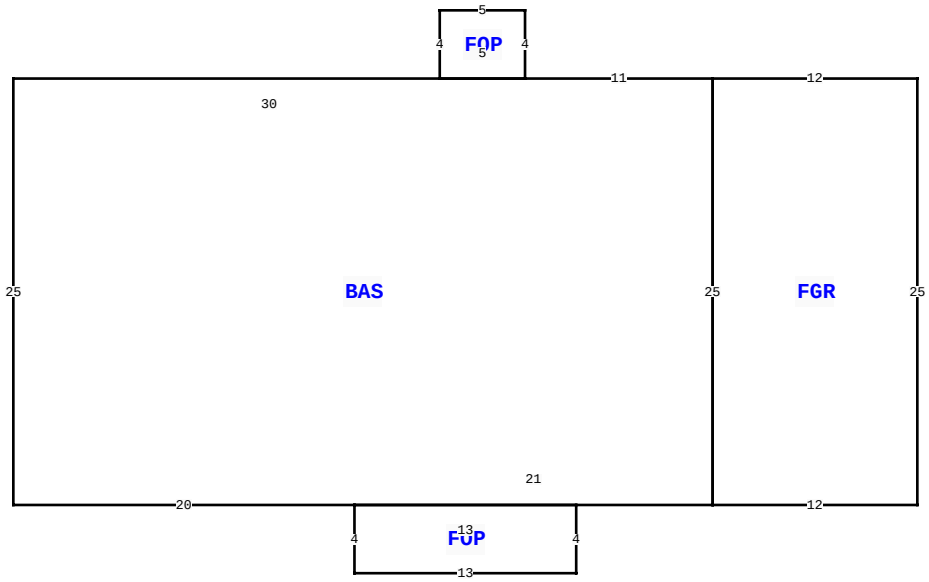
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 14 | PREFIN MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LAM/VNLPLK 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 04 | 04 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 24416.020 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,025 | 100 | | 1,025 | 159,422 |
| FGR | 300 | 55 | | 165 | 25,663 |
| FOP | 20 | 30 | | 6 | 933 |
| FOP | 52 | 30 | | 16 | 2,489 |
| TOTALS | 1,397 | | | 1,212 | 188,508 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,212 | 143.6160 | 163.72 | 198,429 | 1994 | 2020 | 0 | 0 | 0 | 5.00 | 95.00 |

1 SINGLE FAM 100% - 2022 Heated Area: 1025 HX Base Yr 2022




286 SW CHRIS TER, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 188,508 |
| TOTAL MARKET OB/XF VALUE | | 1,698 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 225,206 |
| SOH/AGL Deduction | | 38,333 |
| ASSESSED VALUE | | 186,873 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 135,462 |
| TOTAL JUST VALUE | | 225,206 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 223,850 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000042799 | Roof Replacement | 6,580 | 09/21/2021 |
| 39972 | ELECTRICAL | 0 | 06/18/2020 |
| 8727 | SFR | 29,000 | 08/12/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1456/61 | 12/28/2021 | WD | Q | I | 01 | 189,900 |
| GRANTOR: FOXX RONNIE | | | | | | |
| GRANTEE: DEVOE SAMUEL J | | | | | | |
| 1445/958 | 8/19/2021 | WD | Q | I | 01 | 140,000 |
| GRANTOR: LAKE CITY LAND TRUST | | | | | | |
| GRANTEE: FOXX RONNIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W11 FOP= N4 W5 S4 E5$ W30 S25 E20 FOP= S4 E13 N4 W13$ E21 FGR= E12 N25 W12 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 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 582.00 | UT | 1.50 | 1.50 | 100 | 0 | 0 | 3 | 100 | 873 | |
| 2 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 50.00 | UT | 6.50 | 6.50 | 100 | 2009 | 2009 | 3 | 100 | 325 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 500.00 | 500.00 | 100 | 2025 | 2024 | | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,698

| 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 | 210.00 | 216.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS