

COMM INTERS S LINE OF SEC & E LI  
 RUN N 167.24 FT FOR POB, CONT N  
 E 170 FT, S 185.67 FT, W 170 FT

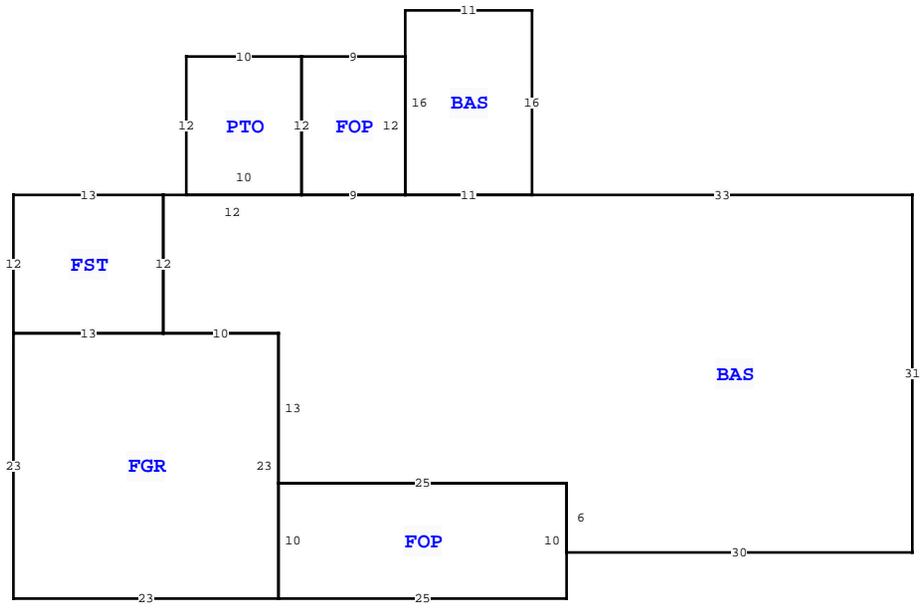
CHRISTIE JULIAN W JR/CHRISTIE CONNIE T  
 373 SW RANDALL TERRACE  
 LAKE CITY, FL 32024-8918

**2026**

24-4S-16-03116-022

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
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	1.100	
Architectual	05	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.030	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	176	100	
BAS	1,675	100	
FGR	529	55	
FOP	108	30	
FOP	250	30	
FST	156	55	
PTO	120	5	
TOTALS	3,014		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,341	111.7440	127.39	298,220	1983	1983	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1851 HX Base Yr												



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				193,843	
TOTAL MARKET OB/XF VALUE				11,018	
TOTAL LAND VALUE - MARKET				25,000	
TOTAL MARKET VALUE				229,861	
SOH/AGL Deduction				105,497	
ASSESSED VALUE				124,364	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				72,953	
TOTAL JUST VALUE				229,861	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				223,952	
SALE:2:1: S 15 FT LOT 9 & LOT 10 BLK E, PICCADILLY					
SALE:1:1: LOT 10 BLK E PICCADILLY PARK					
LAND:1:1: 0.67 AC.					
PERMIT NUM	DESCRIPTION	AMT	ISSUED		
SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / V / I /	RSN CD	SALE PRICE
1556/433	12/08/2025	LE U	I	14	100
GRANTOR: CHRISTIE JULIAN WOODR					
GRANTEE: CHRISTIE CLINTON MA					
0767/1693	11/18/1992	WD Q	I		65,000
GRANTOR: THOMAS N PETTY					
GRANTEE: JULIAN CHRISTIE					
BUILDING NOTES					
BUILDING DIMENSIONS					
BAS= W33 BAS= N16 W11 S16 E11\$ W11 FOP= N12 W9 S12 E9\$ W9 PTO= N12 W10 S12 E10\$ W12 FST= W13 S12 E13 N12\$ S12 FGR= W13 S23 E23 N23 W10\$ E10 S13 FOP= S10 E25 N10W25\$ E25 S6 E30 N31\$.					

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	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0252	LEAN-TO W/	0	100	19	20	380.00	UT	2.00	2.00	50	1993	1993	3	50	380	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	75	1993	1993	3	75	810	
6	0210	GARAGE U	0	100	22	24	528.00	UT	18.00	18.00	75	1993	1993	3	75	7,128	

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		RSF	1171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000								