

COMM NE COR OF NW1/4 OF NW1/4, R  
FOR POB, CONT S 286.70 FT, W 151  
E R/W OLD WIRE RD, N'LY ALONG R/

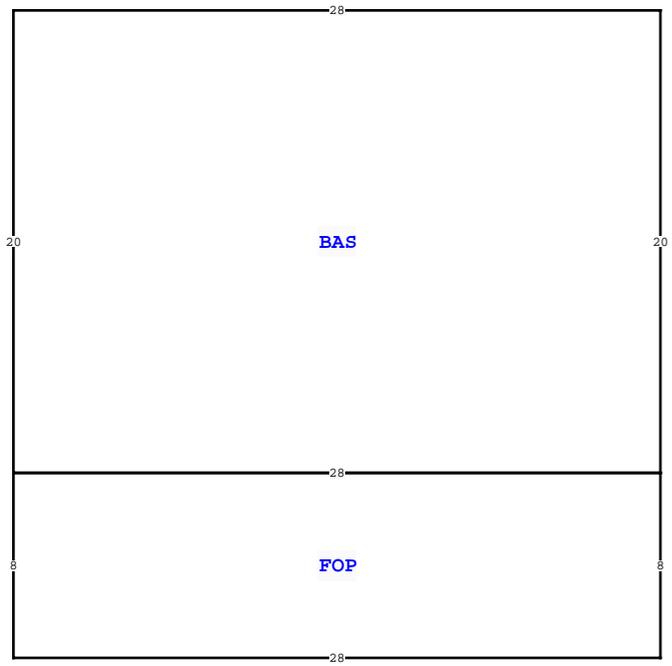
LANGE KRISTIN MARIE  
277 SE GILES MARTIN AVE  
LAKE CITY, FL 32024

**2026**

24-6S-17-09767-006  
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG.	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	14	PREFIN MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	1	100	
Bathrooms	1	100	
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectural	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	02
NEIGHBORHOOD/LOC	24617.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	560	100	
FOP	224	30	
TOTALS	784		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	627	133.5600	166.95	104,678	2005	2005	0	0	20.00	80.00	
1 EXCEPT SFR 100% - 2016 Heated Area: 560 HX Base Yr 2016												



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			83,742
TOTAL MARKET OB/XF VALUE			12,740
TOTAL LAND VALUE - MARKET			110,330
TOTAL MARKET VALUE			206,812
SOH/AGL Deduction			76,606
ASSESSED VALUE			130,206
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			78,795
TOTAL JUST VALUE			206,812
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			189,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23590	SFR	229	09/09/2005
21828	TR/TRAILER	150	05/04/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1556/802	12/12/2025	QC	U	I	11	100
GRANTOR: LANGE ASHLEY BROWN						
GRANTEE: LANGE KRISTIN						
1402/1388	12/30/2019	QC	U	I	11	0
GRANTOR: KRISTIN MARIE LANGE &						
GRANTEE: KRISTIN M LANGE & A						

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
1	0166	CONC, PAVMT	0	100	0	0	0	376.00	2.00	100	2013	2013
2	0031	BARN, MT AE	0	100	30	36	0	1,080.00	9.00	100	2013	2013
3	0060	CARPORT F	0	100	18	36	0	648.00	3.50	100	2013	2013

TOTAL OB/XF												
12,740												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			05/06/2026			MLU						

BUILDING NOTES												

BUILDING DIMENSIONS												
BAS= W28 S20 FOP= S8 E28 N8 W28 E28 N20\$.												

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	100		A-1	0.00	0.00	10.03	AC		1.00