COMM SW COR OF SEC, RUN N 201.15
CONT N 215.35 FT, E 956.06 FT TO
LINE OF A 45-FOOT EASEMENT, S 30

CRARY JACK
386 SW BOZEMAN CT
LAKE CITY, FL 32024

2027

26-3S-15-00275-007

BUILDING CHARACTERISTICS

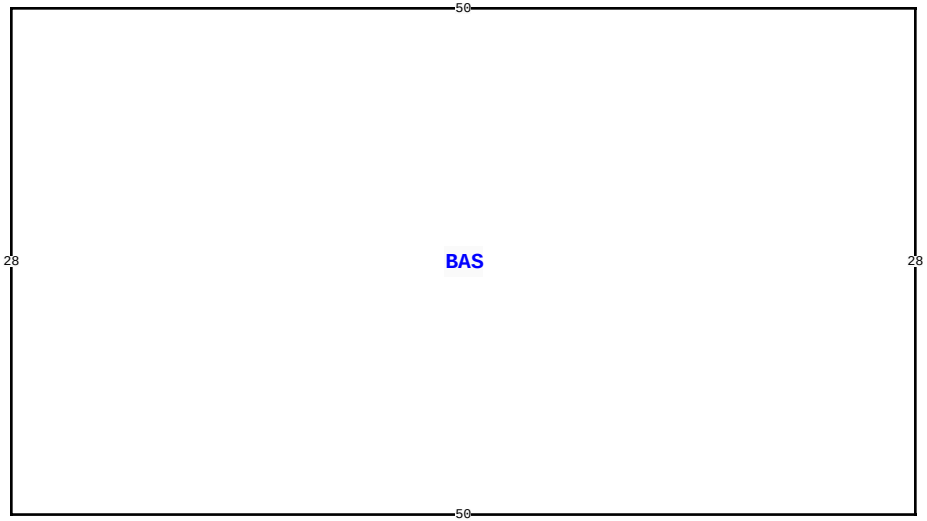
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	09	PINE WOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	26315.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	130,450
TOTALS	1,400			1,400	130,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,400	109.3000	120.23	168,322	2007	2007	0	0	0	22.50	77.50

3 SINGLE FAM 100% - 224 Heated Area: 1400 HX Base Yr 2004



386 SW BOZEMAN CT, LAKE CITY

BLD DATE	11/20/1998 GM	LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

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	0030	BARN,MT	0	100	0	0	1.00	UT	8,700.00	8,700.00	100	2023	2022		100	8,700	
2	0261	PRCH, UOP	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		130,450
TOTAL MARKET OB/XF VALUE		9,900
TOTAL LAND VALUE - MARKET		24,813
TOTAL MARKET VALUE		165,163
SOH/AGL Deduction		20,612
ASSESSED VALUE		144,551
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,140
TOTAL JUST VALUE		165,163
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		167,539

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25380	SFR	439	01/08/2007
21149	M H	155	10/10/2003
21149	M H	155	10/10/2003
20380	TR/TRAILER	75	02/03/2003
15644	M H	125	06/11/1999
14643	M H	125	10/19/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1561/482	2/18/2026	QC	U	I	11	100
GRANTOR: CRARY LATASHA DONNIEL						
GRANTEE: CRARY JACK						
1104/0109	11/15/2006	WD	Q	I	04	19,000
GRANTOR: DEARVANG						
GRANTEE: LATASHA DONNIELLE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S28 E50 N28$.

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	2.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	24,000							
2	9630	C	SWAMP	100		00	0.00	0.00	3.01	AC		1.00	1.00	1.00	270.00	270.00	813							

REVIEW DATE 02/24/2023 BY KS Total Acres: 5.01 Total Land Value: 24,813 Market: 0 Agricultural: 0 Common: 24,813 PRINTED 11/17/2026 BY SYS