THE W 11.47 AC OF S1/2 OF SE1/4 OF E 68.82 AC OF S1/2 OF SE1/4, FT. (AKA PRCL 6)

ALBRITTON HARRY B/ALBRITTON ESTHER F
861 NE CHRISTIE ST
LAKE CITY, FL 32055

**2027**

**28-2S-17-04769-004**

## BUILDING CHARACTERISTICS

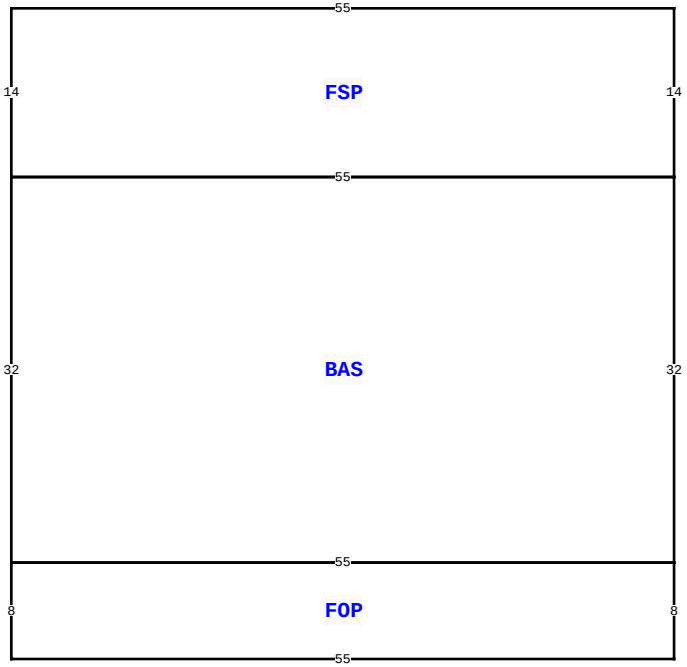
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 32 | HARDIE BRD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 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 | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 03 |
| NEIGHBORHOOD/LOC | 28217.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,760 | 100 | | 1,760 | 163,842 |
| FOP | 440 | 30 | | 132 | 12,288 |
| FSP | 770 | 40 | | 308 | 28,673 |
| TOTALS | 2,970 | | | 2,200 | 204,803 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,200 | 111.3560 | 122.49 | 269,478 | 2001 | 2001 | 0 | 0 | 0 | 24.00 | 76.00 |

2 SINGLE FAM 100% - 2002 Heated Area: 1760 HX Base Yr 2002




861 NE CHRISTIE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/18/2026 MLU |
| INC DATE | | AG DATE | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 204,803 |
| TOTAL MARKET OB/XF VALUE | | 3,900 |
| TOTAL LAND VALUE - MARKET | | 113,630 |
| TOTAL MARKET VALUE | | 219,708 |
| SOH/AGL Deduction | | 65,013 |
| ASSESSED VALUE | | 154,695 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 103,284 |
| TOTAL JUST VALUE | | 322,333 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 326,062 |

XFOB:1:1: CHIC MH

BLDG:1:1: CHIC MH

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000051496 | Electrical Servic | 0 | 11/13/2024 |
| 000045310 | Electrical Servic | 0 | 08/29/2022 |
| 18040 | SFR | 320 | 03/06/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0773/1398 | 4/14/1993 | WD | Q | I | | 45,000 |
| GRANTOR: BARBARA J HARMS | | | | | | |
| GRANTEE: HARRY ALBRITTON | | | | | | |
| 0578/0574 | 11/01/1985 | WD | Q | V | 01 | 14,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= N32 FSP= N14 W55 S14 E55$ W55 S32 FOP= S8 E55 N8 W55$ E55$.

## 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 | 0040 | BARN,POLE | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,000 | |
| 2 | 0020 | BARN,FR | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 1,500 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2011 | 2011 | 3 | 100 | 1,200 | |
| 4 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 5 | 0252 | LEAN-TO W/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,900

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 5,500 | | | | | | | |
| 2 | 6200 | A | PASTURE 3 | 0 | | A-1 | 0.00 | 0.00 | 19.66 | AC | | 1.00 | 1.00 | 1.00 | 280.00 | 280.00 | 5,505 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 19.66 | AC | | 1.00 | 1.00 | 1.00 | 5,500.00 | 5,500.00 | 108,130 | | | | | | | |

REVIEW DATE 06/03/2025 BY TW Total Acres: 20.66 Total Land Value: 11,005 Market: 108,130 Agricultural: 5,505 Common: 5,500 PRINTED 11/17/2026 BY SYS