

THE S 331.25 FT OF THE W 11.47
AC OF THE E 68.82 AC OF S1/2
OF SE1/4.

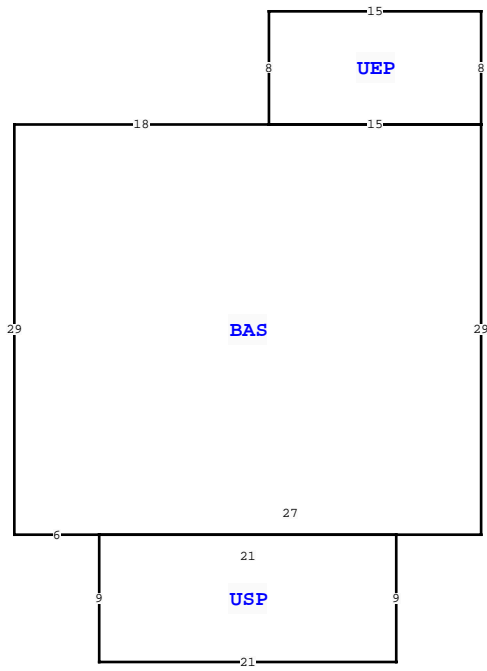
DEROUIN REGENA K
945 NE CHRISTIE ST
LAKE CITY, FL 32055

2026

28-2S-17-04769-008

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	06	VINYL ASB	80
Interior Floor	14	CARPET	20
Air Condition	02	WINDOW	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Condition Adj	02	02	100
Kitchen Adjus	01	01	100
Quality	03	03	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	28217.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	957	100	
UEP	120	60	
USP	189	35	
TOTALS	1,266		
			1,095
			64,542

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,095	80.9676	90.68	99,295	1950	1950		0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 957 HX Base Yr													



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				64,542	
TOTAL MARKET OB/XF VALUE				722	
TOTAL LAND VALUE - MARKET				28,800	
TOTAL MARKET VALUE				94,064	
SOH/AGL Deduction				57,416	
ASSESSED VALUE				36,648	
TOTAL EXEMPTION VALUE				HX HB WX 30,000	
BASE TAXABLE VALUE				6,648	
TOTAL JUST VALUE				94,064	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				86,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0546/0051	8/01/1984	WD	Q	I		26,500
GRANTOR:						
GRANTEE:						
0527/0031	12/01/1983	WD	Q	I	01	18,000
GRANTOR:						
GRANTEE:						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/08/2026	MLU

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W18 S29 E6 UEP= S9 E21 N9 W21\$ E27 N29 UEP= N8 W15 S8 E15\$ W15\$.	

EXTRA FEATURES														945 NE CHRISTIE ST, LAKE CITY		
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	0296	SHED METAL	0	100	12	16			5.00	70	1993	1993	3	70	672	
2	0285	SALVAGE	0	100	0	0			0.00	100	2011	2011	3	100	50	
TOTALS																
TOTAL OB/XF 722																

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		A-1	0.00	0.00	2.88	AC		1.00	1.00	1.00	10,000.00	10,000.00	28,800							