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

2027

28-2S-17-04769-008

BUILDING CHARACTERISTICS

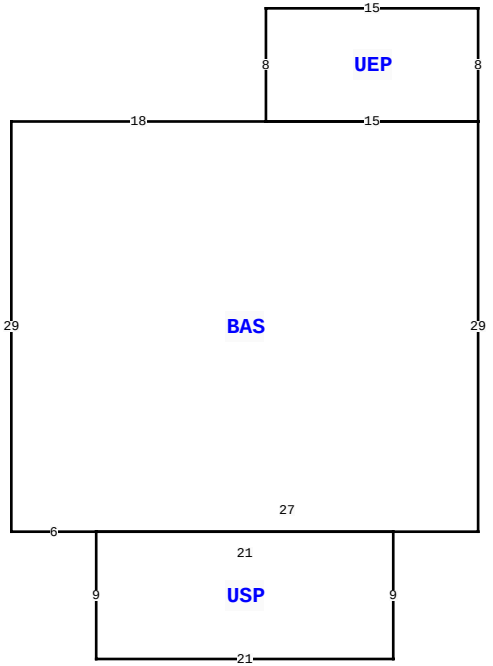
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 80
Interior Floo	14	CARPET 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	957	100		957	55,400
UEP	120	60		72	4,168
USP	189	35		66	3,821
TOTALS	1,266			1,095	63,389

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	89.06	97,521	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 957 HX Base Yr



945 NE CHRISTIE ST, LAKE CITY

BLD DATE		LGL DATE	05/08/2026 MLU
XF DATE		LAND DATE	
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	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	5.00	70	1993	1993	3	70	672	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		63,389
TOTAL MARKET OB/XF VALUE		722
TOTAL LAND VALUE - MARKET		28,800
TOTAL MARKET VALUE		92,911
SOH/AGL Deduction		55,164
ASSESSED VALUE		37,747
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		7,747
TOTAL JUST VALUE		92,911
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,064

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:						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 722

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	2.88	AC		1.00	1.00	1.00	10,000.00	10,000.00	28,800							

REVIEW DATE 08/04/2015 BY DF Total Acres: 2.88 Total Land Value: 28,800 Market: 0 Agricultural: 0 Common: 28,800 PRINTED 11/17/2026 BY SYS