

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

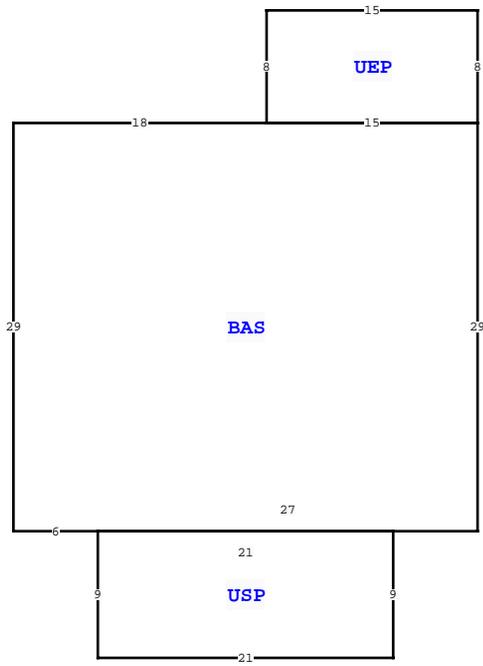
DEROUIN REGENA K
945 NE CHRISTIE ST
LAKE CITY, FL 32055

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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			64,542
TOTAL MARKET OB/XF VALUE			722
TOTAL LAND VALUE - MARKET			21,600
TOTAL MARKET VALUE			86,864
SOH/AGL Deduction			50,216
ASSESSED VALUE			36,648
TOTAL EXEMPTION VALUE	HX HB WX		30,000
BASE TAXABLE VALUE			6,648
TOTAL JUST VALUE			86,864
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
		04/14/2025	MLU

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0296	SHED METAL	0	100	12	16	192.00	UT	5.00	70	1993	1993	3	70	672	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	100	2011	2011	3	100	50	

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	7,500.00	7,500.00	21,600							