17 AC OFF THE W SIDE OF NW1/4
OF SE1/4 & 13 AC OFF S SIDE
OF NE1/4 OF SW1/4 & SE1/4 OF

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

**2027**

**28-2S-17-04770-000**

## BUILDING CHARACTERISTICS

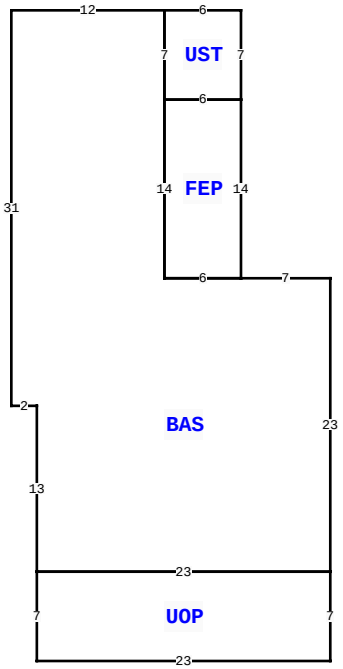
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | VINYL SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 3 100 |
| 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 | 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 | 801 | 100 | | 801 | 41,007 |
| FEP | 84 | 80 | | 67 | 3,430 |
| UOP | 161 | 20 | | 32 | 1,638 |
| UST | 42 | 45 | | 19 | 972 |
| TOTALS | 1,088 | | | 919 | 47,047 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 919 | 71.6040 | 78.76 | 72,380 | 1945 | 1945 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 0 Heated Area: 801 HX Base Yr




807 NE CHRISTIE ST, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/11/2025 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 | 0294 | SHED WOOD/ | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1987 | 1987 | 3 | 100 | 100 | |
| 2 | 9945 | Well/Sept | 0 | 0 | 0 | 0 | 1.00 | UT | 7,000.00 | 7,000.00 | 100 | | | 3 | 100 | 7,000 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 47,047 |
| TOTAL MARKET OB/XF VALUE | 7,100 |
| TOTAL LAND VALUE - MARKET | 245,000 |
| TOTAL MARKET VALUE | 88,352 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 88,352 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 88,352 |
| TOTAL JUST VALUE | 299,147 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 300,008 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1041/1504 | 3/21/2005 | WD | Q | V | 01 | 100 |
| GRANTOR: THOMAS | | | | | | |
| GRANTEE: ALBRITTON | | | | | | |
| 0849/1697 | 12/01/1997 | WD | Q | I | | 171,700 |
| GRANTOR: DENISON | | | | | | |
| GRANTEE: ALBRITTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W12 S31 E2 S13 UOP= S7 E23 N7 W23$ E23 N23 W7 FEP= N14 W6 S14 E6$ W6 N14 UST= E6N7 W6 S7$ N7$.

## LAND DESCRIPTION

TOTAL OB/XF 7,100

| 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 | 0 | | A-1 | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 3,500 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | A-1 | 0.00 | 0.00 | 69.00 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 30,705 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 69.00 | AC | | 1.00 | 1.00 | 1.00 | 3,500.00 | 3,500.00 | 241,500 | | | | | | | |

REVIEW DATE 08/04/2015 BY DF Total Acres: 70.00 Total Land Value: 34,205 Market: 241,500 Agricultural: 30,705 Common: 3,500 PRINTED 11/17/2026 BY SYS