

COMM SE COR, RUN N 13.50 FT TO N RD, W 208.72 FT FOR POB, CONT W E R/W OF DERBY ST AS OCCUPIED, N

LEWIS KRISTEN NICOLE
295 NE WILLIAMS ST
LAKE CITY, FL 32055

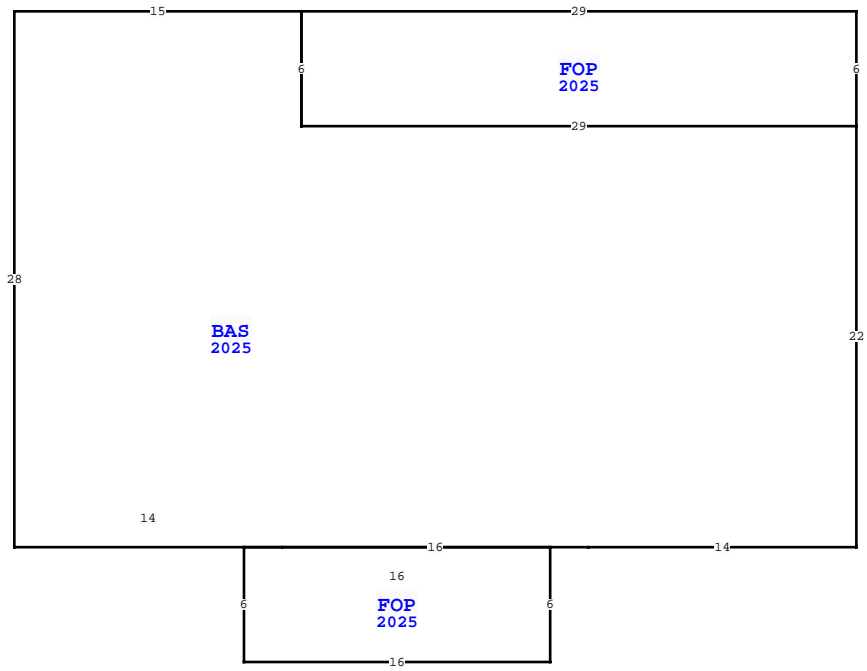
2026

28-3S-17-05621-000



ELEMENT		CD	BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	32	HARDIE BRD	100			
Exterior Wall	00	N/A	0			
Roof Structure	03	GABLE/HIP	100			
Roof Cover	03	COMP SHNGL	100			
Interior Wall	05	DRYWALL	100			
Interior Floor	13	LAM/VNLPLK	100			
Interior Floor	00	N/A	0			
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			
Units		0	100			
Condition Adj	03	03	100			
Kitchen Adjus	01	01	100			
Quality	04	04				
DOR CODE	0100	SINGLE FAMILY				
MAP NUM		MKT AREA	07			
NEIGHBORHOOD/LOC	28317.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE	
BAS	1,348	100	2025	1,348	122,056	
FOP	96	30	2025	29	2,626	
FOP	174	30	2025	52	4,709	
TOTALS	1,618			1,429	129,390	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
3	SINGLE FAM	100%	- 2025		174,852	2024	2024	25	0	1.00	74.00
				Heated Area: 1348			HX Base Yr 2022				



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			129,390
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			9,612
TOTAL MARKET VALUE			139,002
SOH/AGL Deduction			0
ASSESSED VALUE			139,002
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			82,591
TOTAL JUST VALUE			139,002
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			140,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049497	New Residential C	150,000	03/25/2024

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1451/838	10/29/2021	QC	U	I	11	100
GRANTOR: LEWIS OREN ROBERT III						
GRANTEE: LEWIS KRISTEN						
1419/2436	9/22/2020	QC	U	I	11	100
GRANTOR: OREN ROBERT LEWIS III						
GRANTEE: KRISTEN NICOLE LEWI						

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

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2025;ORIG=32,20] N6 W15 S28 E14 E16 E14 N22 \$
FOP=[YR=2025;ORIG=32,14] E29 S6 W29 N6 \$
FOP=[YR=2025;ORIG=29,42] E16 S6 W16 N6 \$

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	DPHT 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			0.00	0.00	1.08	AC		1.00	1.00	1.00	8,900.00	8,900.00	9,612							