LOT 5 BLOCK 8 CAROLYN HEIGHTS S/
443-38,743-214, WD 1052-341, WD

FARMER KRISTOFFERSON
166 NE CURT CT
LAKE CITY, FL 32055

2027

28-3S-17-05784-001

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

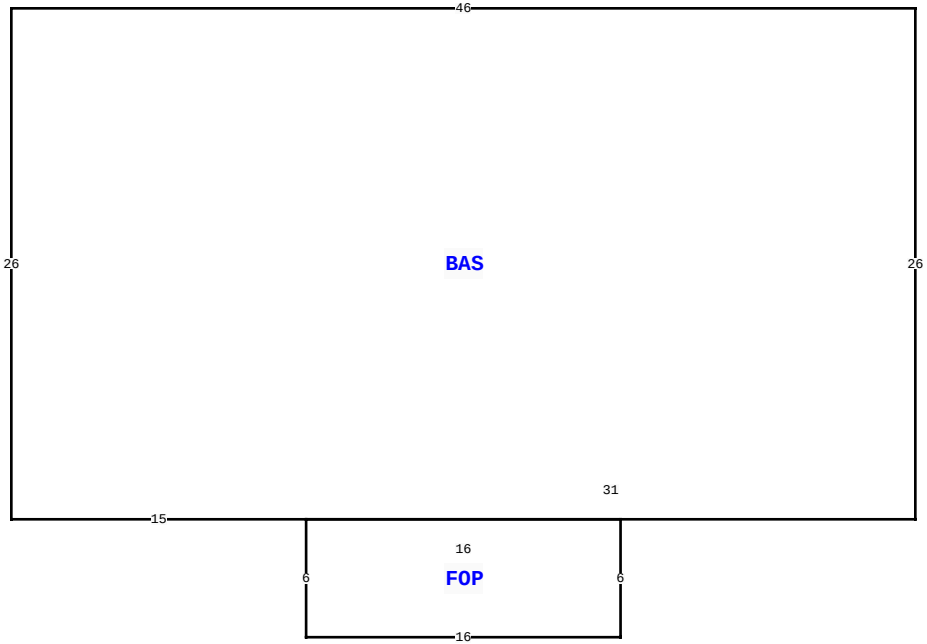
NEIGHBORHOOD/LOC 28317.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	104,707
FOP	96	30		29	2,539
TOTALS	1,292			1,225	107,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,225	117.9120	129.70	158,882	2007	2007	10	0	0	22.50	67.50

1 SINGLE FAM 0% - 2023 Heated Area: 1196 HX Base Yr



166 NE CURT CT, LAKE CITY

BLD DATE		LGL DATE	
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	0166	CONC,PAVMT	0	0	0	0	450.00	UT	3.00	3.00	100	2007	2007	3	100	1,350	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	107,245
TOTAL MARKET OB/XF VALUE	1,350
TOTAL LAND VALUE - MARKET	8,400
TOTAL MARKET VALUE	116,995
SOH/AGL Deduction	0
ASSESSED VALUE	116,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	116,995
TOTAL JUST VALUE	116,995
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	118,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050107	Roof Replacement	4,337	06/12/2024
25418	SFR	383	01/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1581/1970	7/13/2026	QC	U	I	11	100
GRANTOR: FARMER TARNESHA E						
GRANTEE: FARMER KRISTOFFERSO						
1513/1622	5/01/2024	WD	U	I	11	100
GRANTOR: FARMER KRISTOFFERSON						
GRANTEE: FARMER KRISTOFFERSO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 S26 E15 FOP= S6 E16 N6 W16$ E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	8,400.00	8,400.00	8,400							

REVIEW DATE 07/01/2024 BY jerry Total Acres: 0.20 Total Land Value: 8,400 Market: 0 Agricultural: 0 Common: 8,400 PRINTED 11/17/2026 BY SYS