

COMM SE COR OF SE1/4 OF SE1/4, R
 FT, N 21.77 FT FOR POB, CONT N 2
 FT, S 210 FT, E 210 FT TO POB, B

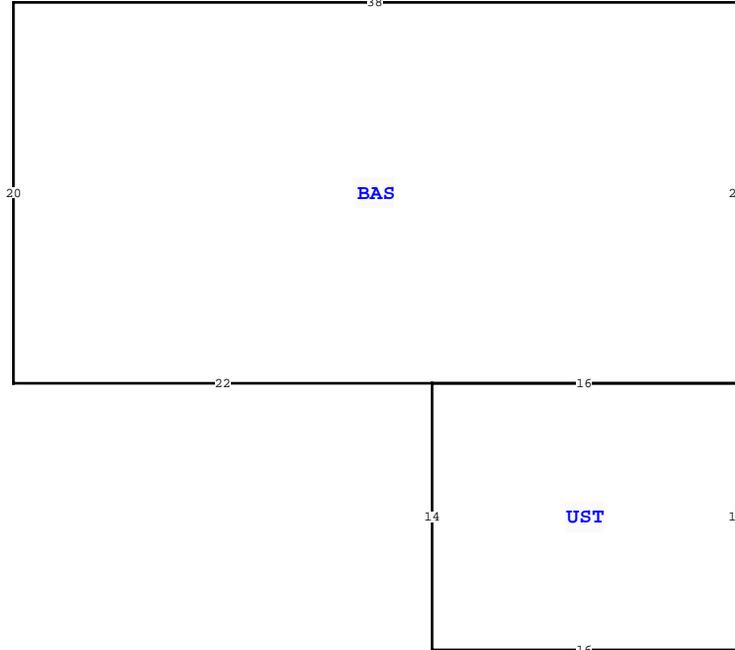
ROSSIN RUSSELL (ESTATE)/ROSSIN INET
 234 SW PREPA CT
 LAKE CITY, FL 32024

2026

29-2S-17-04795-000


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	03 BELOW AVG. 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 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	01 01 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	861	50.5440	57.62	49,611	1965	1965	0	0	0	35.00	65.00	
1 SINGLE FAM 0% - 0 Heated Area: 760 HX Base Yr													



Quality	01 01				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 03				
NEIGHBORHOOD/LOC	29217.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	760	100		760	28,464
UST	224	45		101	3,783
TOTALS	984			861	32,247

193 NE CHRISTIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			32,247
TOTAL MARKET OB/XF VALUE			3,050
TOTAL LAND VALUE - MARKET			12,000
TOTAL MARKET VALUE			47,297
SOH/AGL Deduction			0
ASSESSED VALUE			47,297
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			47,297
TOTAL JUST VALUE			47,297
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			44,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20660	M H	125	05/02/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
2	9947	Septic	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

TOTAL OB/XF														3,050			
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BUILDING NOTES

BUILDING DIMENSIONS
 BAS= W38 S20 E22 UST= S14 E16 N14 W16\$ E16 N20\$.

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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	12,000.00	12,000.00	12,000							