

LOTS 10 THRU 16 JOY ACRES S/D.
367-866, 368-675, 864-2172, 905-

CHRISTISON TRISHA/CHRISTISON RICHARD A
643 SW SHERRI CIR
LAKE CITY, FL 32024

2026

29-5S-17-09451-015
COLUMBIA COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	100
Interior Floo	13	LAM/VNLPLK	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Stories	1.	1.	100
Architectual	01	CONV	100
Units		0	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	29517.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,440	100	
UCP	576	20	
TOTALS	2,016		1,555 81,899

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	MANUF	1	100%	- 2023	Heated Area: 1440		HX Base Yr 2023						
BLD DATE: _____ LGL DATE: _____ XF DATE: _____ LAND DATE: 03/18/2022 MLU INC DATE: _____ AG DATE: _____													

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		81,899
TOTAL MARKET OB/XF VALUE		16,626
TOTAL LAND VALUE - MARKET		50,250
TOTAL MARKET VALUE		148,775
SOH/AGL Deduction		20,835
ASSESSED VALUE		127,940
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		26,529
TOTAL JUST VALUE		148,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1492/1164	6/05/2023	LE U	I	14		100
GRANTOR: CHRISTISON TRISHA						
GRANTEE: CHRISTISON TRISHA (
1464/2299	4/11/2022	WD Q	I	01		140,000
GRANTOR: RUTZ ERIC						
GRANTEE: CHRISTISON TRISHA						

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	0166	CONC, PAVMT	0	100	24	22	1.00	UT	0.00	100	0	0	3	100	591	
2	0210	GARAGE U	0	100	24	36	1.00	UT	0.00	100	0	0	3	100	8,035	
3	0040	BARN, POLE	0	100	0	0	1.00	UT	0.00	100	0	0	3	100	500	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	100			3	100	7,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	500	

TOTAL OB/XF													
16,626													

BUILDING NOTES																

BUILDING DIMENSIONS													
BAS= W60 UCP= W24 S24 E24 N24\$ S24 E60 N24\$.													

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	0200	C	MBL HM	100		A-1	0.00	0.00	3.00	LT		1.00	1.00	0.50	15,000.00	7,500.00	22,500										
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.35	15,000.00	5,250.00	5,250										
3	0000	C	VAC RES	100		00	0.00	0.00	3.00	LT		1.00	1.00	0.50	15,000.00	7,500.00	22,500										