E1/2 OF W1/2 OF NW1/4 OF NW1/4 &
420 FT OF E1/2 OF NW1/4 OF NW1/4
OF THE W 420 OF E1/2 OF NW1/4 OF

CROWETZ IRVING/CROWETZ ETHEL J
2174 NW COMBS TER
LAKE CITY, FL 32055

2027

30-2S-16-01788-001

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 03

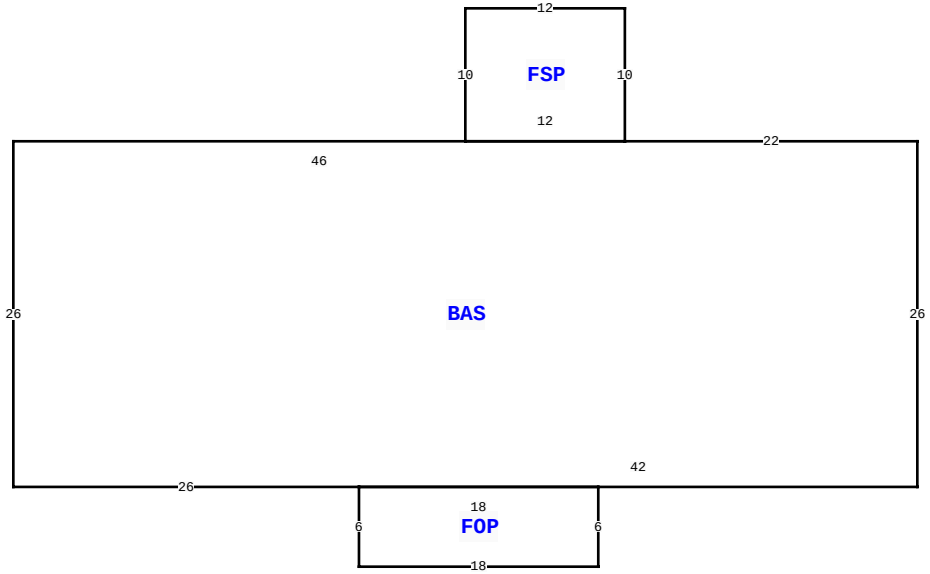
NEIGHBORHOOD/LOC 30216.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100		1,768	146,799
FOP	108	30		32	2,657
FSP	120	40		48	3,986
TOTALS	1,996			1,848	153,442

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,848	116.1300	127.74	236,064	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 1768 HX Base Yr 1999



2174 NW COMBS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2026 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0210	GARAGE U	0	100	24	32	768.00	UT	3.60	3.60	100	0	0	3	100	2,765	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	153,442
TOTAL MARKET OB/XF VALUE	4,265
TOTAL LAND VALUE - MARKET	107,470
TOTAL MARKET VALUE	265,177
SOH/AGL Deduction	109,713
ASSESSED VALUE	155,464
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	104,053
TOTAL JUST VALUE	265,177
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	267,975

PRCL:0:1: 08/19/03 - 911 ADDRESS CHANGE - PAM

SALE:1:1: SALE INCL RE# 1787-000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051874	Roof Replacement	16,000	12/18/2024
000051875	Roof Replacement	3,500	12/18/2024
000050943	Electrical Servic	0	10/02/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1422/1877	10/14/2020	QC	U	I	11	100
GRANTOR: FLORIDA POWER & LIGHT						
GRANTEE: IRVING H & ETHEL J						
0860/2336	6/22/1998	WD	Q	I		101,700
GRANTOR: GRISSOM AS TRUSTEE						
GRANTEE: CROWETZ & GALVIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W22 FSP= N10 W12 S10 E12$ W46 S26 E26 FOP= S6 E18 N6 W18$ E42 N26$.

LAND DESCRIPTION

TOTAL OB/XF 4,265

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	100		A-1	0.00	0.00	19.54	AC		1.00	1.00	1.00	5,500.00	5,500.00	107,470							

REVIEW DATE 02/24/2025 BY jerry Total Acres: 19.54 Total Land Value: 107,470 Market: 0 Agricultural: 0 Common: 107,470 PRINTED 11/17/2026 BY SYS