COMM SW COR OF SE 1/4 OF NE 1/4
FT TO POB, E 230.13 FT, N 1328.2
FT, S 1327.66 FT TO POB.

CAMIEL TIMOTHY L/CAMIEL SEQUETA J
351 SW CREWS FARM TER
LAKE CITY, FL 32025

2027

30-4S-17-08877-001

BUILDING CHARACTERISTICS

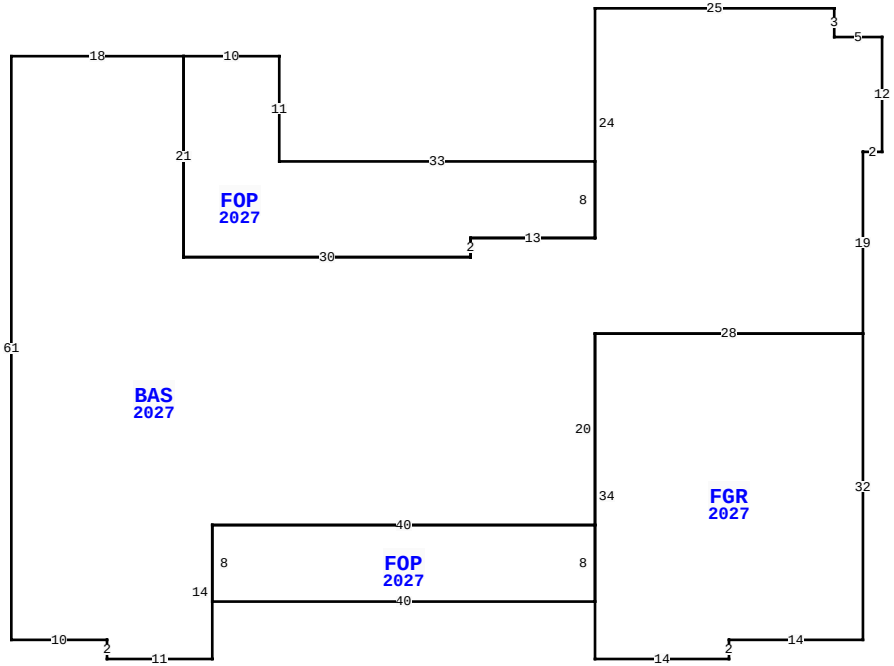
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	6200	PASTURE CLS33
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,353	100	2027	3,353	407,859
FGR	924	55	2027	508	61,793
FOP	320	30	2027	96	11,677
FOP	514	30	2027	154	18,733
TOTALS	5,111			4,111	500,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,111	110.5800	121.64	500,062	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 3353 HX Base Yr 2027



351 SW CREWS FARM TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 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	2027	2026		100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	420.00	UT	3.50	3.50	100	2027	2026		100	1,470	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		500,062
TOTAL MARKET OB/XF VALUE		2,670
TOTAL LAND VALUE - MARKET		70,100
TOTAL MARKET VALUE		514,415
SOH/AGL Deduction		67,624
ASSESSED VALUE		446,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		395,380
TOTAL JUST VALUE		572,832
NCON VALUE		502,732
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051855	New Residential C	385,000	01/08/2026
000051207	Right-of-Way Acce		10/22/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1483/974	1/24/2023	WD	U	V	37	85,000

GRANTOR: HONER SIMON JR TRUST

GRANTEE: CAMIEL TIMOTHY L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=80,10] W25 S24 W13 S2 W30 N21 W18 S61 E10 S2 E11 N14 E40 N20 E28 N19 E2 N12 W5 N3 $
FGR=[YR=2027;ORIG=83,44] W28 S34 E14 N2 E14 N32 $
FOP=[YR=2027;ORIG=55,26] W33 N11 W10 S21 E30 N2 E13 N8 $
FOP=[YR=2027;ORIG=15,64] E40 S8 W40 N8 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,670

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	6200	A	PASTURE 3	0		A-1	0.00	0.00	6.01	AC		1.00	1.00	1.00	280.00	280.00	1,683							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	6.01	AC		1.00	1.00	1.00	10,000.00	10,000.00	60,100							
3	0100	C	SFR	100					1.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	10,000							

REVIEW DATE 04/23/2026 BY HC Total Acres: 7.01 Total Land Value: 11,683 Market: 60,100 Agricultural: 1,683 Common: 10,000 PRINTED 11/17/2026 BY SYS