COMM NW COR BLK 2 MCFARLANE PARK
W R/W US-90, N 22.40 FT TO S R/W
ALONG DUVAL ST 535.25 FT FOR POB

CRAFT DAVID W/CRAFT RODELYN
2327 S MARION AVE
LAKE CITY, FL 32025

2027

31-3S-17-06173-000

BUILDING CHARACTERISTICS

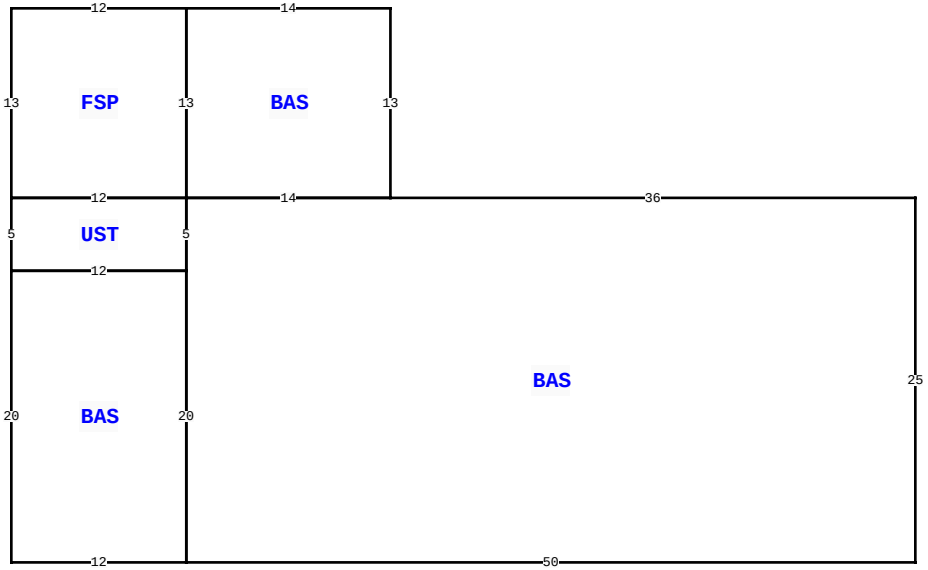
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	31317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	182	100		182	13,234
BAS	240	100		240	17,452
BAS	1,250	100		1,250	90,895
FSP	156	40		62	4,508
UST	60	45		27	1,963
TOTALS	1,888			1,761	128,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	101.7000	111.87	197,003	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1672 HX Base Yr



1044 NW EADIE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	60	
2	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	300	
4	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	128,052
TOTAL MARKET OB/XF VALUE	2,760
TOTAL LAND VALUE - MARKET	15,066
TOTAL MARKET VALUE	145,878
SOH/AGL Deduction	0
ASSESSED VALUE	145,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,878
TOTAL JUST VALUE	145,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	148,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1293/1718	4/06/2015	WD	U	I	12	36,000
GRANTOR: BANK OF NEW YORK MELT						
GRANTEE: DAVID W & RODELYN C						
1277/0185	7/02/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LUCAS						
GRANTEE: BANK OF NEW YORK ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 BAS= N13 W14 S13 E14$ W14 FSP= N13 W12 S13 E12$ UST= W12 S5 E12N5$ S5 BAS= W12 S20 E12 N20$S20 E50 N25$.

LAND DESCRIPTION

TOTAL OB/XF 2,760

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		*RO	0.00	0.00	8,035.00	SF		1.00	1.00	1.25	1.50	1.88	15,066							

REVIEW DATE 08/22/2016 BY DF Total Acres: 0.18 Total Land Value: 15,066 Market: 0 Agricultural: 0 Common: 15,066 PRINTED 11/16/2026 BY SYS