BEG NE COR OF NE1/4 OF NE1/4, RU
W 100 FT, N 200 FT, E 100 FT TO

ROSSIN CLIFFORD/HADDOCK INEZ
PO BOX 2861
LAKE CITY, FL 32056

2026

32-2S-17-04817-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	32217.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

346 NE CHRISTIE ST, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	8,501
TOTAL MARKET VALUE	16,001
SOH/AGL Deduction	0
ASSESSED VALUE	16,001
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,001
TOTAL JUST VALUE	16,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	14,797

PERMIT NUM	DESCRIPTION	AMT	ISSUED
41204	RECONNECT		01/26/2021
30042	M H	375	03/30/2012

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

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	0285	SALVAGE	0	0	0	0	1.00	UT	0.00	0.00	100	1981	1981	3	100	500	
2	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0700	C	MISC RES	0		A-1	0.00	0.00	0.46	AC		1.00	1.00	1.54	12,000.00	18,480.00	8,501							

REVIEW DATE 03/04/2021 BY BC Total Acres: 0.46 Total Land Value: 8,501 Market: 0 Agricultural: 0 Common: 8,501 PRINTED 06/01/2026 BY SYS