THE W 329.23 FT OF NE1/4 OF NW1/
AKA PARCEL A.

CHRISTY STEVEN TRACY
437 NW PROCTOR GLN
LAKE CITY, FL 32055

2027

33-2S-16-01816-010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	33216.00	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

437 NW PROCTOR GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,600
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	89,600
SOH/AGL Deduction	29,770
ASSESSED VALUE	59,830
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	59,830
TOTAL JUST VALUE	89,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,600

BLDG:1:1: HOMES OF MERIT

SALE:1:1: AG LAND

XFOB:1:1: HOMES OF MERIT M H

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13939	M H	125	04/27/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1276/2677	6/30/2014	PB	U	I	18	0
GRANTOR: CLERK OF COURT (JUDY						
GRANTEE: STEVEN TRACY CHRIST						
1199/0307	8/02/2010	WD	Q	I	01	92,500
GRANTOR: MICHAEL D & MARIANNE						
GRANTEE: JUDY C HULETT						

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	1,600	
2	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2008	2008	3	100	200	
4	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 9,600

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	1.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	8,000							
2	0000	C	VAC RES	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	72,000							

REVIEW DATE 04/11/2018 BY KR Total Acres: 10.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 11/17/2026 BY SYS