S 60 FT LOT 5 BLK 6 HIGHLAND EST
402-423, 773-760, 934-936, DC 11

RHODEN APRIL
149 SE CRAIG AVE
LAKE CITY, FL 32025

2027

33-3S-17-06541-000

BUILDING CHARACTERISTICS

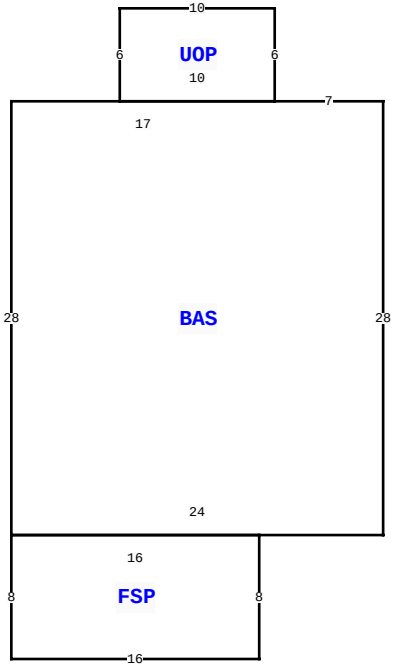
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100		672	36,757
FSP	128	40		51	2,790
UOP	60	20		12	657
TOTALS	860			735	40,202

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	735	76.5013	84.15	61,850	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 672 HX Base Yr 2026



149 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		40,202
TOTAL MARKET OB/XF VALUE		650
TOTAL LAND VALUE - MARKET		5,670
TOTAL MARKET VALUE		46,522
SOH/AGL Deduction		0
ASSESSED VALUE		46,522
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,522
TOTAL JUST VALUE		46,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		47,254

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1566/438	4/20/2026	PB	U	I	18	0
GRANTOR: CLERK OF COURT (BURNE						
GRANTEE: PHODEN APRIL						
1548/1493	9/03/2025	QC	U	I	11	100
GRANTOR: BURNEY ROBERT WILLIAM						
GRANTEE: RHODEN APRIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W7 UOP= N6 W10 S6 E10$ W17 S28 FSP= S8 E16N8 W16$E24 N28$.

LAND DESCRIPTION

TOTAL OB/XF 650

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		RSF/MH	60.00	130.00	1.00	LT		1.00	1.00	0.81	7,000.00	5,670.00	5,670							

REVIEW DATE 01/04/2017 BY DF Total Acres: 0.18 Total Land Value: 5,670 Market: 0 Agricultural: 0 Common: 5,670 PRINTED 11/17/2026 BY SYS