LOT 12 BLOCK 6 HIGHLAND ESTATES
748-441, 771-1791, PROBATE 95-18

KARI CLIFTON
2960 202ND ST
WELLBORN, FL 32094

2026

33-3S-17-06550-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

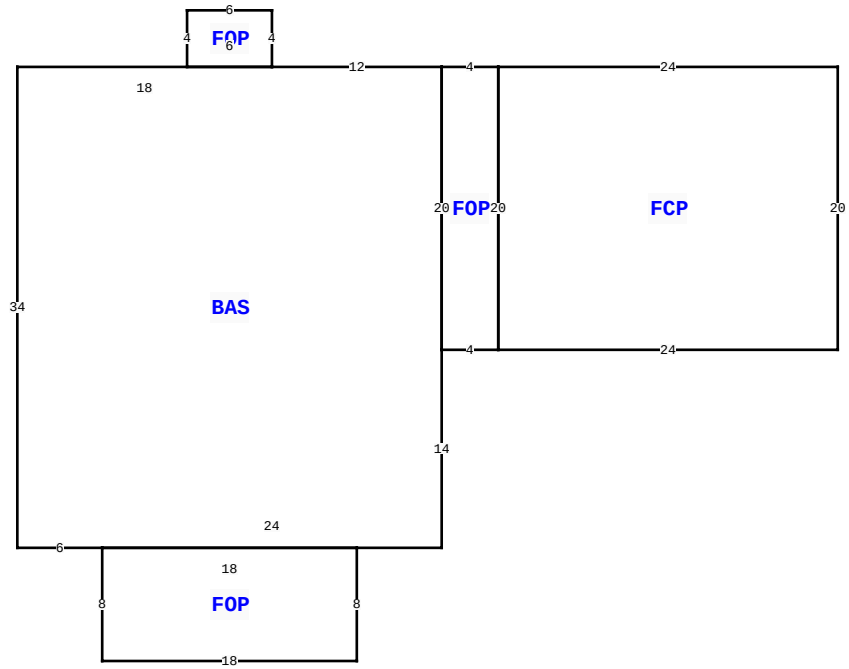
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame		N/A 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 07
NEIGHBORHOOD/LOC	33317.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,020	100		1,020	62,998
FCP	480	25		120	7,411
FOP	24	30		7	432
FOP	80	30		24	1,482
FOP	144	30		43	2,656
TOTALS	1,748			1,214	74,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,214	83.3544	95.02	115,354	1960	1975	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1020 HX Base Yr



191 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	74,980
TOTAL MARKET OB/XF VALUE	1,150
TOTAL LAND VALUE - MARKET	7,000
TOTAL MARKET VALUE	83,130
SOH/AGL Deduction	0
ASSESSED VALUE	83,130
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,130
TOTAL JUST VALUE	83,130
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,003

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049278	Roof Replacement	14,047	02/23/2024
000048408	Solar Power Syste	20,000	10/13/2023
000045987	Roof Replacement	9,700	11/28/2022
16947	RELOCATE	100	05/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/531	7/31/2025	WD	U	I	37	60,000
GRANTOR: CONWAY RUTHANN S						
GRANTEE: KARI CLIFTON						
1511/1932	3/07/2024	LE	U	I	14	100
GRANTOR: CONWAY RUTHANN S (ENH						
GRANTEE: ENSEY ANN (RMDR)						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FOP= N4 W6 S4 E6$ W18 S34 E6 FOP= S8 E18 N8 W18$ E 24 N14 FOP= E4 FCP= E24 N20 W24 S20$ N20 W4 S20$ N20$.

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	14	24	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
2	0294	SHED WOOD/	0	0	10	12	1.00	UT	0.00	0.00	100	2000	2000	3	100	150	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	400	
4	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,150

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		RSF/MH	75.00	130.00	1.00	LT		1.00	1.00	1.00	7,000.00	7,000.00	7,000							

REVIEW DATE 09/03/2024 BY JS Total Acres: 0.22 Total Land Value: 7,000 Market: 0 Agricultural: 0 Common: 7,000 PRINTED 05/08/2026 BY SYS