N 33.8 FT OF LOT 5 & S 56.2 FT O
ODOMS SPRING BROOK ADDITION S/D.

CHRISTOPHERSON IZIK/WILLIAMS MACKENZY S
243 SE CRAIG AVE
LAKE CITY, FL 32025

2027

33-3S-17-06837-000

BUILDING CHARACTERISTICS

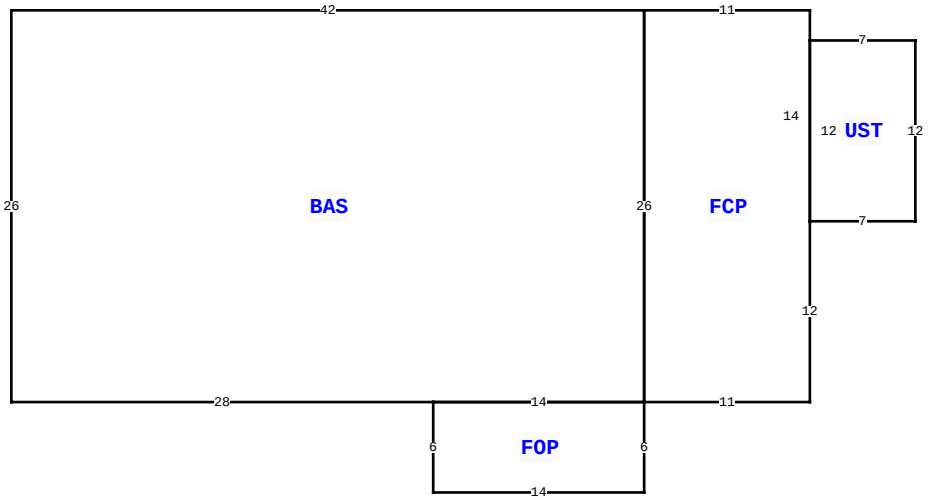
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC		33317.160 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	83,288
FCP	286	25		72	5,491
FOP	84	30		25	1,907
UST	84	45		38	2,898
TOTALS	1,546			1,227	93,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,227	106.6716	117.34	143,976	1960	1960	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 1092 HX Base Yr 2026



243 SE CRAIG AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	50	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		93,584
TOTAL MARKET OB/XF VALUE		550
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		112,634
SOH/AGL Deduction		0
ASSESSED VALUE		112,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		61,223
TOTAL JUST VALUE		112,634
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		114,334

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1650	1/29/2025	WD	Q	I	01	135,000
GRANTOR: MODESTO ABRAHAM						
GRANTEE: CHRISTOPHERSON IZIK						
1276/2139	6/30/2014	WD	Q	I	01	46,000
GRANTOR: JOHN MICHAEL LEE TRUS						
GRANTEE: ABRAHAM & MARIA MOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E28 FOP= S6 E14 N6 W14$ E14 FCP= E11 N12 UST= E7 N12 W7 S12$ N14 W11 S26$ N26$.

LAND DESCRIPTION

TOTAL OB/XF 550

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	80.00	132.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/04/2025 BY TP Total Acres: 0.24 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS