LOT 4 BLK 4 ODOMS SPRINGBROOK AD
LOT 4 BLK 4 RUN E 131.80 FT, S 8
N 81 DEG W 129.79 FT TO POB.

CRAVER DONALD F II
304 SE COUNTRY CLUB RD
LAKE CITY, FL 32025

2027

33-3S-17-06855-000

BUILDING CHARACTERISTICS

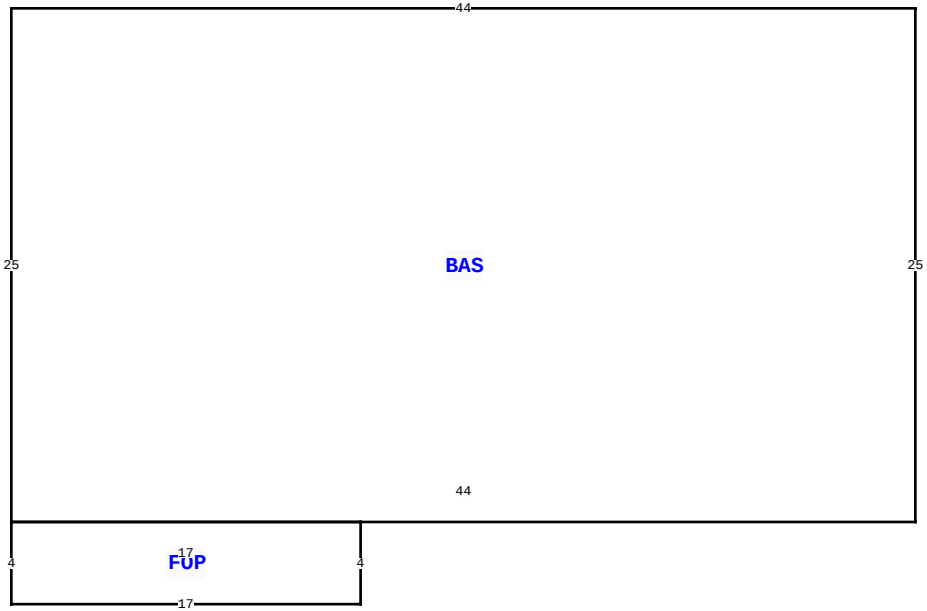
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
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	1,100	100		1,100	93,186
FOP	68	30		20	1,695
TOTALS	1,168			1,120	94,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,120	118.4832	130.33	145,970	1955	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1100 HX Base Yr 2011



304 SE COUNTRY CLUB RD, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
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	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	200	
3	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
4	0294	SHED WOOD/	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		94,880
TOTAL MARKET OB/XF VALUE		1,350
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		114,730
SOH/AGL Deduction		50,357
ASSESSED VALUE		64,373
TOTAL EXEMPTION VALUE	HX HB	39,373
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044089	Electrical Servic	0	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1366	5/19/2021	WD	U	I	30	100
GRANTOR: RYAN PATRICIA ANN FKA						
GRANTEE: CRAVER DONALD F						
1204/2368	11/15/2010	WD	U	I	11	0
GRANTOR: DANIEL & RACHEL TENEA						
GRANTEE: DONALD F II & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 FOP= S4 E17 N4 W17$ E44 N25$.

LAND DESCRIPTION

TOTAL OB/XF 1,350

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 04/11/2022 BY JB Total Acres: 0.19 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS