0.34 AC IN SE1/4 OF NW1/4, LYING
TO SAL RR, BOUNDED ON W BY PUBLI
LANDS OF KINNEY, EX RD R/W.

SAXON CHRISTOPHER KYLE
2286 NE WASHINGTON ST
LAKE CITY, FL 32055

2027

34-3S-17-06880-000

BUILDING CHARACTERISTICS

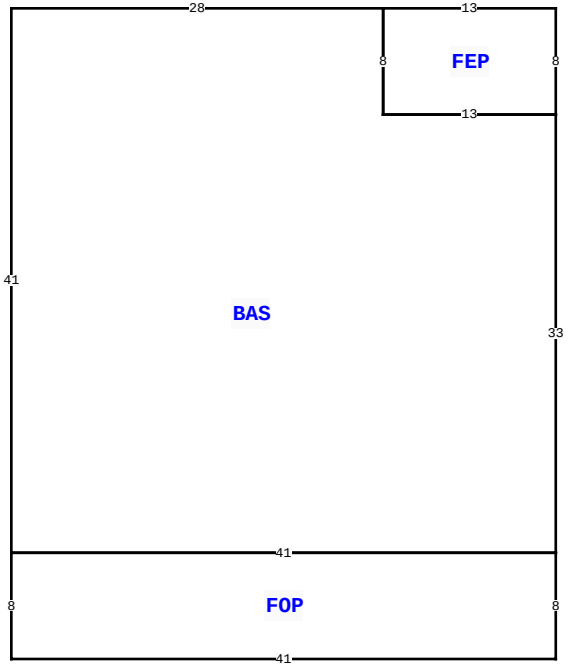
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100		1,577	69,775
FEP	104	80		83	3,673
FOP	328	30		98	4,336
TOTALS	2,009			1,758	77,784

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,758	61.8811	68.07	119,667	1900	1900	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1577 HX Base Yr 2022



2286 NE WASHINGTON ST, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		77,784
TOTAL MARKET OB/XF VALUE		2,660
TOTAL LAND VALUE - MARKET		5,000
TOTAL MARKET VALUE		85,444
SOH/AGL Deduction		8,826
ASSESSED VALUE		76,618
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		25,207
TOTAL JUST VALUE		85,444
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		86,861

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052516	Roof Replacement	15,000	03/06/2025
000052231	Electrical Servic	0	01/31/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/2191	5/28/2021	QC	U	I	11	100
GRANTOR: SEWELL DEBRA DENISE						
GRANTEE: SAXON CHRISTOPHER K						
1402/0223	12/27/2019	QC	U	I	11	100
GRANTOR: CLYDE VARNES						
GRANTEE: DEBRA DENISE SEWELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S41 FOP= S8 E41 N8W41$ E41 N33 FEP= N8 W13 S8 E13$ W13 N8$.

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	0296	SHED METAL	0	100	19	36	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0060	CARPORT F	0	100	12	16	192.00	UT	5.00	5.00	100	1993	1993	3	100	960	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2012	2012	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,660

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		00	0.00	0.00	1.00	UT		1.00	1.00	1.00	5,000.00	5,000.00	5,000							

REVIEW DATE 02/11/2025 BY TW Total Acres: 0.00 Total Land Value: 5,000 Market: 0 Agricultural: 0 Common: 5,000 PRINTED 11/16/2026 BY SYS