

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

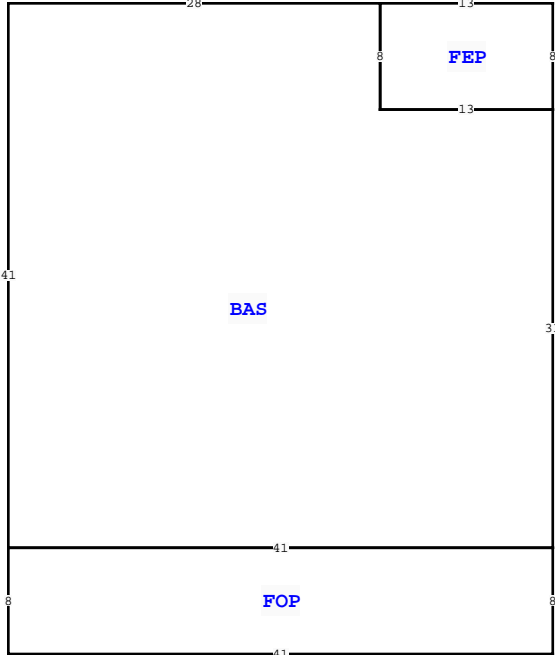
2026

34-3S-17-06880-000



| BUILDING CHARACTERISTICS | | CONSTRUCTION | |
|--------------------------|------------------|---------------|------|
| ELEMENT | CD | | |
| 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 Floor | 07 | CORK/VTILE | 50 |
| Interior Floor | 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 |
| BAS | 1,577 | 100 | |
| FEP | 104 | 80 | |
| FOP | 328 | 30 | |
| TOTALS | 2,009 | | |

| MARKET ADJUSTMENTS | | | | | | | | | | | | |
|--------------------|------------|-----------|-------------|-------------------|----------------|-----|-----|-----------------|------|------|--------|--|
| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | NORM | % COND | |
| 1 | SINGLE FAM | 100% | - 2022 | | | | | | | | | |
| | | | | Heated Area: 1577 | | | | HX Base Yr 2022 | | | | |



| COLUMBIA COUNTY PROPERTY | | PAGE 1 of 1 | 2 |
|---------------------------|-----------|-------------|----------|
| VALUATION SUMMARY | | | |
| VALUATION BY | | | STANDARD |
| Tax Group: 2 | Tax Dist: | | |
| BUILDING MARKET VALUE | | | 79,201 |
| TOTAL MARKET OB/XF VALUE | | | 2,660 |
| TOTAL LAND VALUE - MARKET | | | 5,000 |
| TOTAL MARKET VALUE | | | 86,861 |
| SOH/AGL Deduction | | | 12,475 |
| ASSESSED VALUE | | | 74,386 |
| TOTAL EXEMPTION VALUE | HX HB | 49,386 | |
| BASE TAXABLE VALUE | | | 25,000 |
| TOTAL JUST VALUE | | | 86,861 |
| 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

| EXTRA FEATURES | | | | | | | | | | | | | | | | |
|----------------|------------|-------------|---------|-----|----|-------|----|----------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| L N | 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 | | | 0.00 | 100 | 0 | 0 | 3 | 100 | 300 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 12 | 16 | | 5.00 | 5.00 | 100 | 1993 | 1993 | 3 | 100 | 960 | |
| 3 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | | 1,200.00 | 1,200.00 | 100 | 2012 | 2012 | 3 | 100 | 1,200 | |
| 4 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |

| TOTAL OB/XF | | | | | | | | | | | | | 2,660 | | | | |
|----------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|-------|--|--|--|--|
| 2286 NE WASHINGTON ST, LAKE CITY | | | | | | | | | | | | | | | | | |

| BUILDING NOTES | | | | | | | | | | | | |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|
| | | | | | | | | | | | | |

| BUILDING DIMENSIONS | | | | | | | | | | | | |
|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS= W28 S41 FOP= S8 E41 N8W41S E41 N33 FEP= N8 W13 S8 E13S W13 N8S. | | | | | | | | | | | | |

| LAND DESCRIPTION | | | | | | | | | | | | | TOTAL OB/XF | | | | | | | | | | | | |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|-------------|---------|------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|
| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH 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 | | | | | | | | |