

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

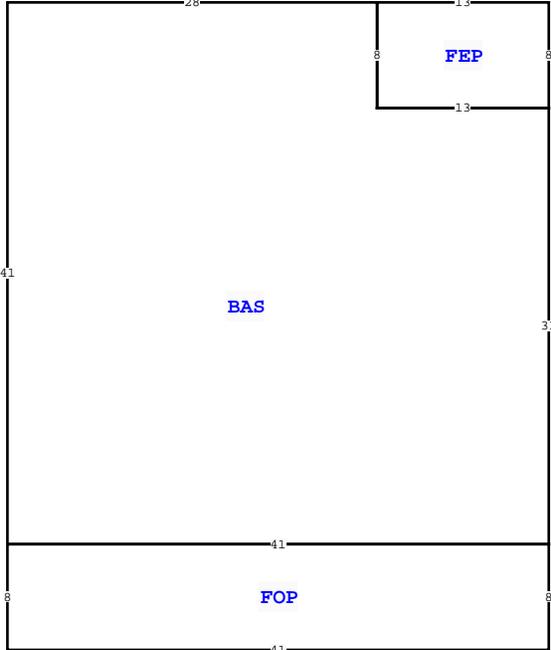
2026

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	70.54	124,009	1900	1900	0	0	35.00	65.00	
			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			80,606
TOTAL MARKET OB/XF VALUE			2,660
TOTAL LAND VALUE - MARKET			5,000
TOTAL MARKET VALUE			88,266
SOH/AGL Deduction			13,880
ASSESSED VALUE			74,386
TOTAL EXEMPTION VALUE	HX HB		49,386
BASE TAXABLE VALUE			25,000
TOTAL JUST VALUE			88,266
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	1.00	UT	0.00	100	0	0	3	100	300	
2	0060	CARPORT F	0	100	12	16	192.00	UT	5.00	100	1993	1993	3	100	960	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2012	2012	3	100	1,200	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	100	2012	2012	3	100	200	

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

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	DPHT 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								