

PART OF LOT 57, CATALINA S/D PAR  
FOLLOWS: COMM AT NW COR OF LOT 5  
24.33 FT TO POB, CONT S 6 DEG W

BRACKEN JUDITH L  
161 SE CLAUDIA WAY, APT 101  
LAKE CITY, FL 32025

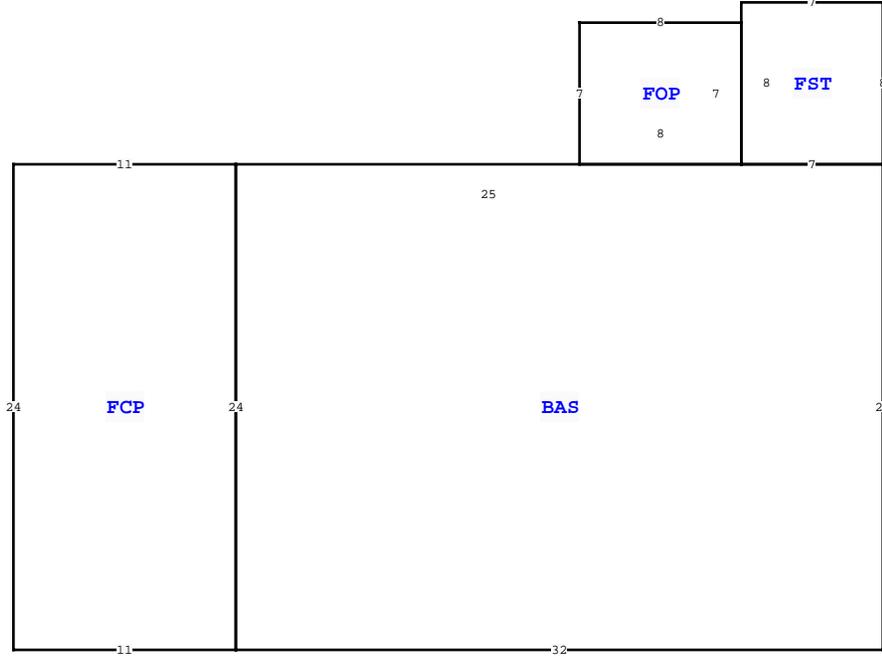
2026

34-3S-17-07018-057



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	12	HARDWOOD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		2	100
Bathrooms		1	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		0	100
Stories	1.	1.	100
Units		1	100
Condition Adj	03	03	100
Kitchen Adjus	01	01	100
Quality	05	05	
DOR CODE	0800MULTI-FAM <10		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.030 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	768	100	
FCP	264	25	
FOP	56	30	
FST	56	55	
TOTALS	1,144		882

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	DUPLX	100%	- 2025	98.18	86,595	1983	1993	0	0	40.00	60.00
				Heated Area: 768			HX Base Yr 2026				



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		51,957	
TOTAL MARKET OB/XF VALUE		450	
TOTAL LAND VALUE - MARKET		11,250	
TOTAL MARKET VALUE		63,657	
SOH/AGL Deduction		26,099	
ASSESSED VALUE		37,558	
TOTAL EXEMPTION VALUE	HX HB SX	37,558	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		63,657	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		64,739	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37261	MAINT/ALTR	75	09/26/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1555/2489	12/09/2025	LE	U	I	11	100
GRANTOR: BRACKEN JUDITH L (LIF)						
GRANTEE: PERRY VICTORIA A (R						
1555/1789	2/20/2025	WD	U	I	30	101,000
GRANTOR: BRACKEN JOE						
GRANTEE: BRACKEN JUDITH L						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	100	0
2	0120	CLFENCE	4	0	100	0	1.00	UT	0.00	100	2017

TOTAL OB/XF												450
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							
			04/21/2023			MLU						

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[ORIG=-32,0] W7 W25 S24 E32 N24 \$											
FCP=[ORIG=-64,0] W11 S24 E11 N24 \$											
FST=[ORIG=-32,0] N8 W7 S8 E7 \$											
FOP=[ORIG=-39,0] N7 W8 S7 E8 \$											

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	0800	C	MULTI-FAM	100		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							