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

2027

34-3S-17-07018-057

BUILDING CHARACTERISTICS

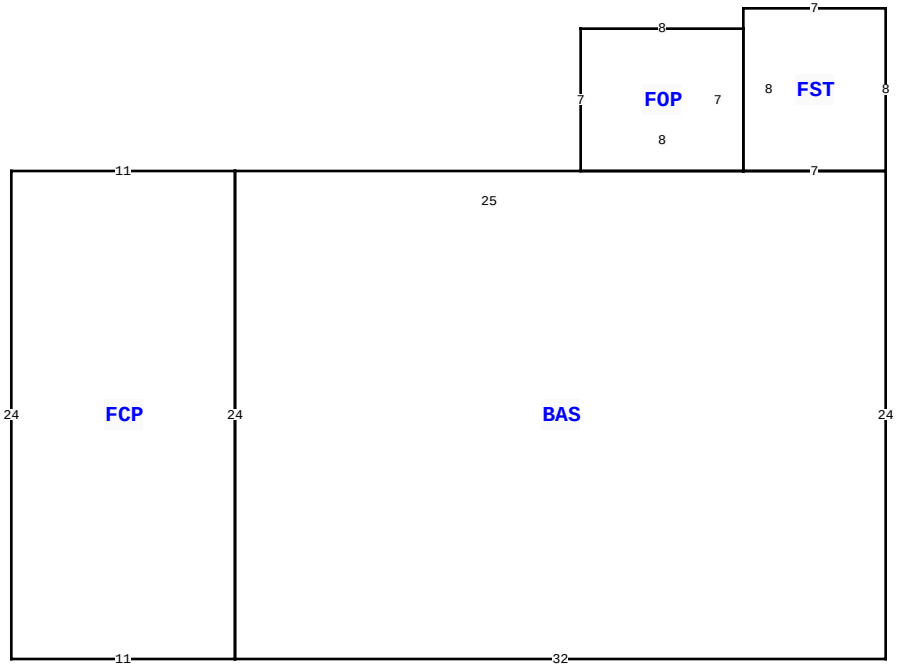
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		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	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	46,301
FCP	264	25		66	3,979
FOP	56	30		17	1,025
FST	56	55		31	1,869
TOTALS	1,144			882	53,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	882	115.5000	100.48	88,623	1983	1993	0	0	0	40.00	60.00

1 DUPLEX 100% - 2025 Heated Area: 768 HX Base Yr 2026



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

161 SE CLAUDIA WAY APT 101, LAKE CITY

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	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		53,174
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		11,250
TOTAL MARKET VALUE		64,874
SOH/AGL Deduction		25,450
ASSESSED VALUE		39,424
TOTAL EXEMPTION VALUE	HX HB SX	39,424
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		64,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,874

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						

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 450

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	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							

REVIEW DATE 09/03/2025 BY TP Total Acres: 0.12 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/17/2026 BY SYS