

LOT 89 EASTSIDE VILLAGE S/D.
712-669, LE 1520-2379, DC 1521-1

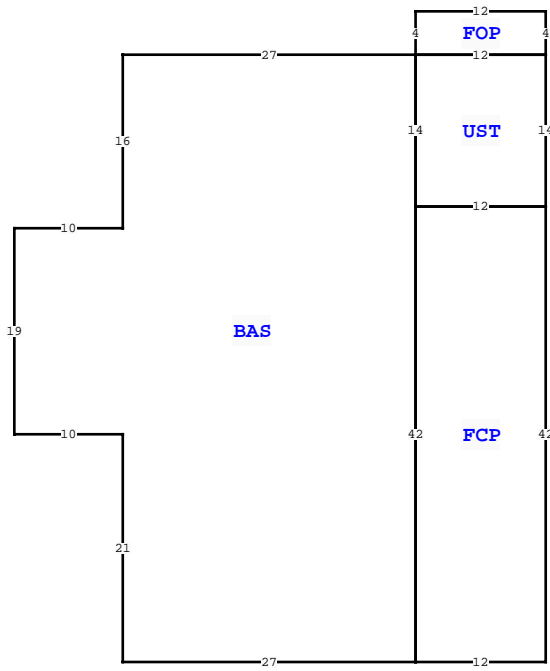
KRAUS MARY ANN
174 SE CLAUDIA WAY
LAKE CITY, FL 32025

2026

34-3S-17-07018-189
[Barcode]

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	26	ALM SIDING 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 90	
Roof Cover	01	MINIMUM 10	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 90	
Interior Floo	08	SHT VINYL 10	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Stories	1.	1. 100	
Architectual	01	CONV 100	
Units		0 100	
Condition Adj	03	03 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0200 MOBILE HOME		
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	34317.040 1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,702	100	
FCP	504	25	
FOP	48	35	
UST	168	45	
TOTALS	2,422		1,921
SUBAREA MARKET VALUE		53,619	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	MOBILE HME	100% - 0		69.78	134,047	1988	1988	0	0	60.00	40.00
			Heated Area: 1702			HX Base Yr					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		53,619	
TOTAL MARKET OB/XF VALUE		300	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		76,419	
SOH/AGL Deduction		39,790	
ASSESSED VALUE		36,629	
TOTAL EXEMPTION VALUE		HX HB 25,000	
BASE TAXABLE VALUE		11,629	
TOTAL JUST VALUE		76,419	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		76,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1520/2379	8/07/2024	LE U	I	I	14	100
GRANTOR: KRAUS MARY ANN (ENH L)						
GRANTEE: KRAUS RUSSELL (RMDR)						
0712/0669	12/31/1989	WD Q	I			13,000
GRANTOR: KERMIT HORNE						
GRANTEE: CARROLL KRAUS						

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	1.00	UT	0.00	0.00	100	0
TOTALS											
TOTAL OB/XF 300											

BUILDING NOTES											
174 SE CLAUDIA WAY, LAKE CITY											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
04/21/2023 MLU											

BUILDING DIMENSIONS											
BAS= W27 S16 W10 S19 E10 S21 E27 FCP= E12 N42 W12 S42\$											
N42UST= E12 N14 W12 S14\$ N14\$ FOP= E12 N4 W12 S4\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT	1.00
TOTAL ADJ 1.00											
UNIT PRICE 22,500.00											
ADJ UNIT PRICE 22,500.00											
LAND VALUE 22,500											
OTHER ADJUSTMENTS AND NOTES											
YEAR DENSITY DECL FRZ YR CONSVR											