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

2027

34-3S-17-07018-189

BUILDING CHARACTERISTICS

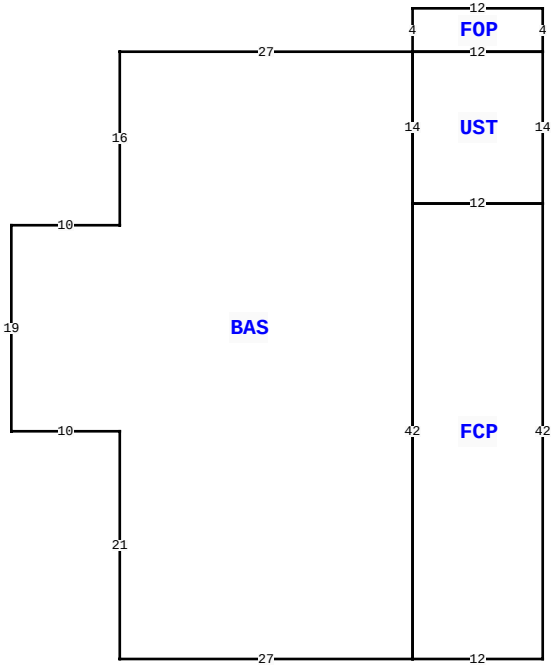
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	01	MINIMUM 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,702	100		1,702	47,506
FCP	504	25		126	3,517
FOP	48	35		17	474
UST	168	45		76	2,121
TOTALS	2,422			1,921	53,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,921	116.3000	69.78	134,047	1988	1988	0	0	0	60.00	40.00

1 MOBILE HME 100% - 0 Heated Area: 1702 HX Base Yr



174 SE CLAUDIA WAY, LAKE CITY

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

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	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

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		38,691
ASSESSED VALUE		37,728
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,728
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	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						

BUILDING NOTES

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

TOTAL OB/XF 300

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	0200	C	MBL HM	100		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.21 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS