BEG SE COR OF NE1/4 OF NE1/4, RU
POB, CONT W 210 FT, N 420 FT, E
TO POB.

CHRISTIE CHAD/CHRISTIE KAYLA
532 SE SETH NETTLES
LAKE CITY, FL 32025

2027

34-4S-17-08951-001

BUILDING CHARACTERISTICS

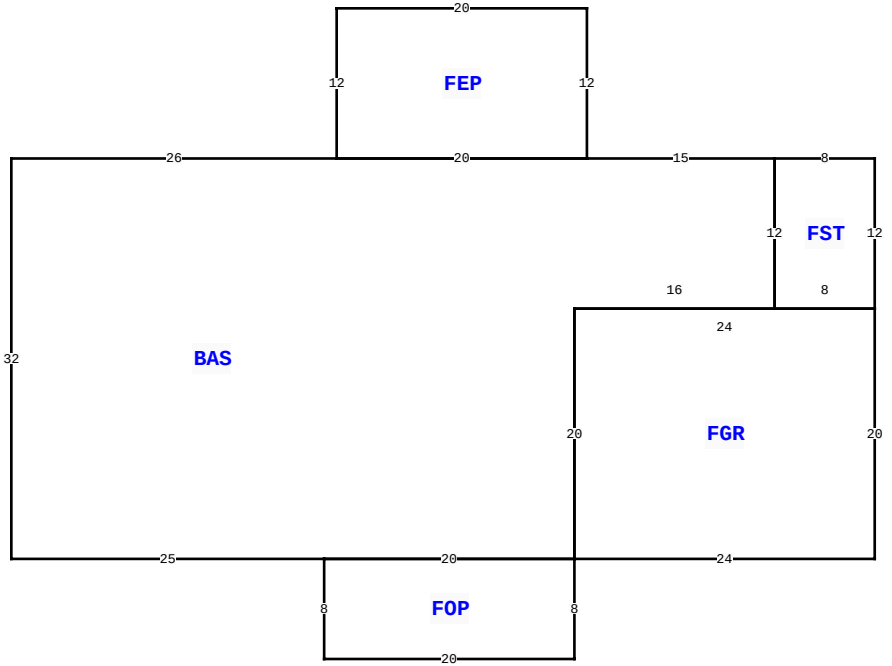
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	34417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,632	100		1,632	147,505
FEP	240	80		192	17,354
FGR	480	55		264	23,861
FOP	160	30		48	4,338
FST	96	55		53	4,790
TOTALS	2,608			2,189	197,849

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,189	115.7310	127.30	278,660	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2025 Heated Area: 1632 HX Base Yr 2025



943 SE ALFRED MARKHAM ST, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		197,849
TOTAL MARKET OB/XF VALUE		6,934
TOTAL LAND VALUE - MARKET		32,000
TOTAL MARKET VALUE		236,783
SOH/AGL Deduction		60,087
ASSESSED VALUE		176,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		125,285
TOTAL JUST VALUE		236,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055018	Roof Replacement	7,800	02/13/2026
000051994	Electrical Servic	0	01/06/2025
11241	SFR	205	06/04/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1515/639	5/21/2024	WD	U	I	18	260,000
GRANTOR: THE SECRETARY OF VETR						
GRANTEE: CHRISTIE CHAD						
1504/2284	12/15/2023	WD	U	I	18	100
GRANTOR: NEWREZ LLC DBA SHELLP						
GRANTEE: THE SECRETARY OF VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S32 E25 FOP= S8 E20N8 W20$ E20 FGR= E24 N20 W24 S20$ N20 E16 FST= E8 N12 W8 S12$ N12 W15 FEP= N12 W20 S12E20$ W20$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	697.00	UT	2.00	2.00	100	1996	1996	3	100	1,394	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	300	
4	0031	BARN,MT AE	0	100	18	20	360.00	UT	9.00	9.00	100	2012	2012	3	100	3,240	

LAND DESCRIPTION

TOTAL OB/XF 6,934

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	0100	C	SFR	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	32,000							

REVIEW DATE 02/13/2025 BY TW Total Acres: 2.00 Total Land Value: 32,000 Market: 0 Agricultural: 0 Common: 32,000 PRINTED 11/17/2026 BY SYS