SW1/4 OF SE1/4.

486-570, 505-457

**CROW MARK VAUGHN/CROW JANORA**
1664 NW LOWER SPRINGS RD
LAKE CITY, FL 32055

**2026**

**35-2S-15-00112-001**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

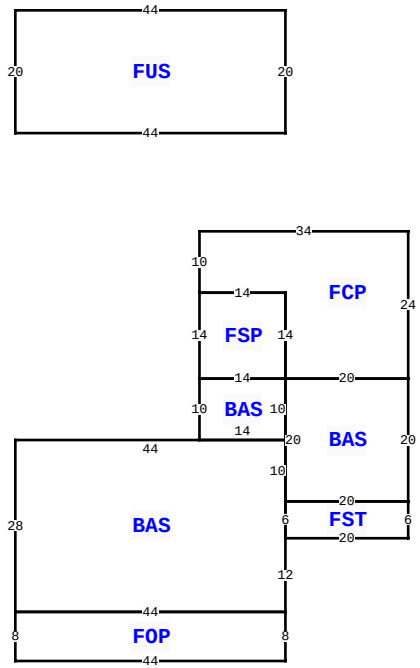
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 2. | 2. 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 5000 | IMPROVED AG |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 35215.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 140 | 100 | | 140 | 10,929 |
| BAS | 400 | 100 | | 400 | 31,226 |
| BAS | 1,232 | 100 | | 1,232 | 96,176 |
| FCP | 620 | 25 | | 155 | 12,100 |
| FOP | 352 | 30 | | 106 | 8,275 |
| FSP | 196 | 40 | | 78 | 6,089 |
| FST | 120 | 55 | | 66 | 5,153 |
| FUS | 880 | 100 | | 880 | 68,697 |
| TOTALS | 3,940 | | | 3,057 | 238,645 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 3,057 | 107.2312 | 120.10 | 367,146 | 1983 | 1983 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 2652 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/04/2026 MLU |
| INC DATE | | AG DATE | 07/13/2022 SPF |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 238,645 |
| TOTAL MARKET OB/XF VALUE | | 32,850 |
| TOTAL LAND VALUE - MARKET | | 233,820 |
| TOTAL MARKET VALUE | | 294,392 |
| SOH/AGL Deduction | | 116,513 |
| ASSESSED VALUE | | 177,879 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 126,468 |
| TOTAL JUST VALUE | | 505,315 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 485,830 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1549/162 | 9/08/2025 | LE | U | I | 14 | 100 |

GRANTOR: CROW MARK VAUGHAN

GRANTEE: CROW MARK VAUGHN (E

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S28 E44 N12 N6 N10 $
FUS=[ORIG=0,-50] W44 N20 E44 S20 $
FCP=[ORIG=20,-10] N24 W34 S10 E14 S14 E20 $
BAS=[ORIG=0,10] E20 N20 W20 S20 $
FOP=[ORIG=-44,28] S8 E44 N8 W44 $
FSP=[ORIG=-14,-24] S14 E14 N14 W14 $
BAS=[ORIG=0,0] N10 W14 S10 E14 $
FST=[ORIG=0,16] E20 N6 W20 S6 $
.

## 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 | 1983 | 1983 | 3 | 100 | 2,000 | |
| 2 | 0294 | SHED WOOD/ | 0 | 100 | 8 | 12 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 3 | 0251 | LEAN TO W/ | 0 | 100 | 18 | 15 | 270.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 1,350 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 40 | 80 | 3,200.00 | UT | 12.00 | 12.00 | 50 | 2007 | 2007 | 3 | 50 | 19,200 | |
| 5 | 0040 | BARN,POLE | 0 | 100 | 20 | 40 | 800.00 | UT | 3.00 | 3.00 | 100 | 2007 | 2007 | 3 | 100 | 2,400 | |
| 6 | 0251 | LEAN TO W/ | 0 | 100 | 11 | 60 | 660.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 3,300 | |
| 7 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 60 | 720.00 | UT | 5.00 | 5.00 | 100 | 2007 | 2007 | 3 | 100 | 3,600 | |
| 8 | 0060 | CARPORT F | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 300 | |
| 9 | 0263 | PRCH,USP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 32,850

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 6,000 | | | | | | | |
| 2 | 5500 | A | TIMBER 2 | 0 | | | 0.00 | 0.00 | 37.97 | AC | | 1.00 | 1.00 | 1.00 | 445.00 | 445.00 | 16,897 | | | | | | | |
| 3 | 9910 | M | MKT.VAL.AG | 0 | | A-1 | 0.00 | 0.00 | 37.97 | AC | | 1.00 | 1.00 | 1.00 | 6,000.00 | 6,000.00 | 227,820 | | | | | | | |

REVIEW DATE 12/30/2022 BY JD Total Acres: 38.97 Total Land Value: 22,897 Market: 227,820 Agricultural: 16,897 Common: 6,000 PRINTED 06/08/2026 BY SYS