SW1/4 OF SE1/4.

486-570, 505-457

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

2027

35-2S-15-00112-001

BUILDING CHARACTERISTICS

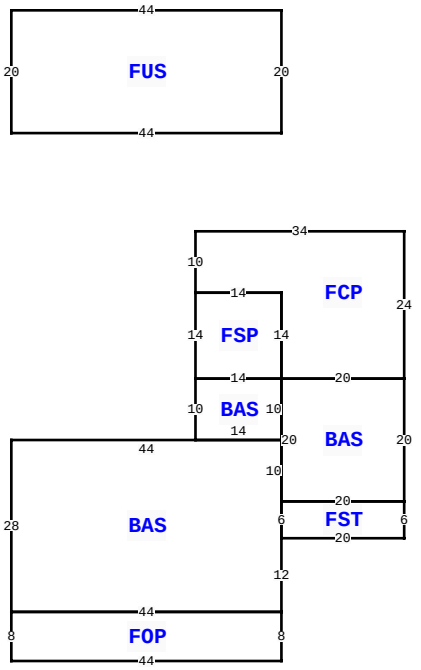
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 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	10,733
BAS	400	100		400	30,667
BAS	1,232	100		1,232	94,454
FCP	620	25		155	11,883
FOP	352	30		106	8,127
FSP	196	40		78	5,980
FST	120	55		66	5,060
FUS	880	100		880	67,467
TOTALS	3,940			3,057	234,372

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	117.95	360,573	1983	1983	0	0	0	35.00	65.00

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



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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	234,372
TOTAL MARKET OB/XF VALUE	32,850
TOTAL LAND VALUE - MARKET	233,820
TOTAL MARKET VALUE	290,119
SOH/AGL Deduction	107,987
ASSESSED VALUE	182,132
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	130,721
TOTAL JUST VALUE	501,042
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	505,315

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 11/17/2026 BY SYS