COMM NE COR OF NE1/4 OF SW1/4,
RUN W 160.63 FT FOR POB, RUN S
614.23 FT, W 161.72 FT, NORTH

CRUMITIE ERIN E/CRUMITIE ADAM
189 SE RHETT PL
LAKE CITY, FL 32025

2027

35-4S-17-09030-075

BUILDING CHARACTERISTICS

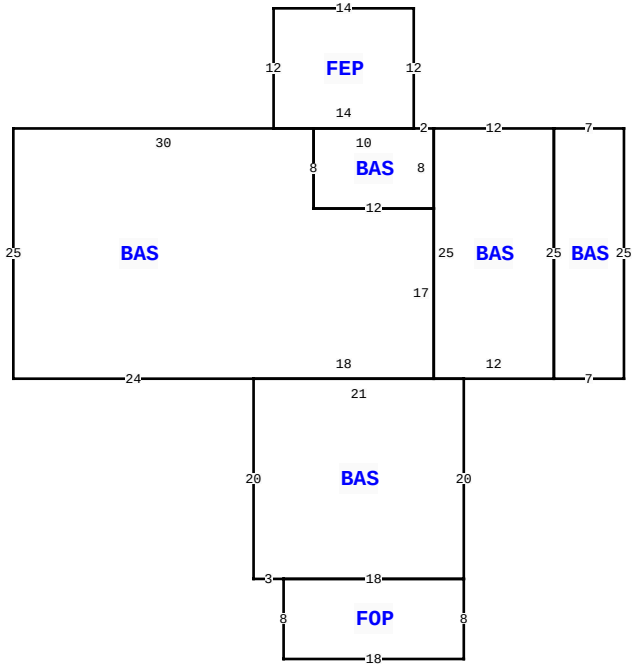
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	35417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100		96	10,488
BAS	175	100		175	19,120
BAS	300	100		300	32,777
BAS	420	100		420	45,888
BAS	954	100		954	104,231
FEP	168	80		134	14,641
FOP	144	30		43	4,698
TOTALS	2,257			2,122	231,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,122	124.9380	137.43	291,626	1979	2005	0	0	0	20.50	79.50

1 SINGLE FAM 100% - 2020 Heated Area: 1945 HX Base Yr 2020



189 SE RHETT PL, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 MLU
XF DATE		LAND DATE	
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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		231,843
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		36,320
TOTAL MARKET VALUE		269,663
SOH/AGL Deduction		78,511
ASSESSED VALUE		191,152
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,741
TOTAL JUST VALUE		269,663
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27801	ADDN SFR	283	05/11/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1396/1227	10/11/2019	WD	Q	I	01	205,000
GRANTOR: H W MORRELL						
GRANTEE: ERIN E & ADAM CRUMI						
1383/2117	4/26/2019	WD	U	I	12	120,000
GRANTOR: DRUMMOND COMMUNITY BA						
GRANTEE: H W MORRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S25 E24 BAS= S20 E3 FOP= S8 E18 N8 W18$ E18 N20 W21$ E18 BAS= E12 BAS= E7 N25 W7 S25$ N25 W12 S25$ N17 BAS= N8 W2 FEP= N12 W14 S12 E14$ W10 S8 E12$ W12 N8$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	16,000.00	16,000.00	16,000							
2	0100	C	SFR	100		A-1	0.00	0.00	1.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	20,320							

REVIEW DATE 07/13/2017 BY DF Total Acres: 2.27 Total Land Value: 36,320 Market: 0 Agricultural: 0 Common: 36,320 PRINTED 11/17/2026 BY SYS