COMM NE COR OF NW 1/4 OF SE 1/4
160 FT TO POB, S 160 FT, W 647.0
E 647.64 FT TO POB.

CONNELLY MICHAEL PATRICK/CONNELLY RAINA LEIGH
172 NW CREWS GLN
LAKE CITY, FL 32055

2025

01-3S-16-01901-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

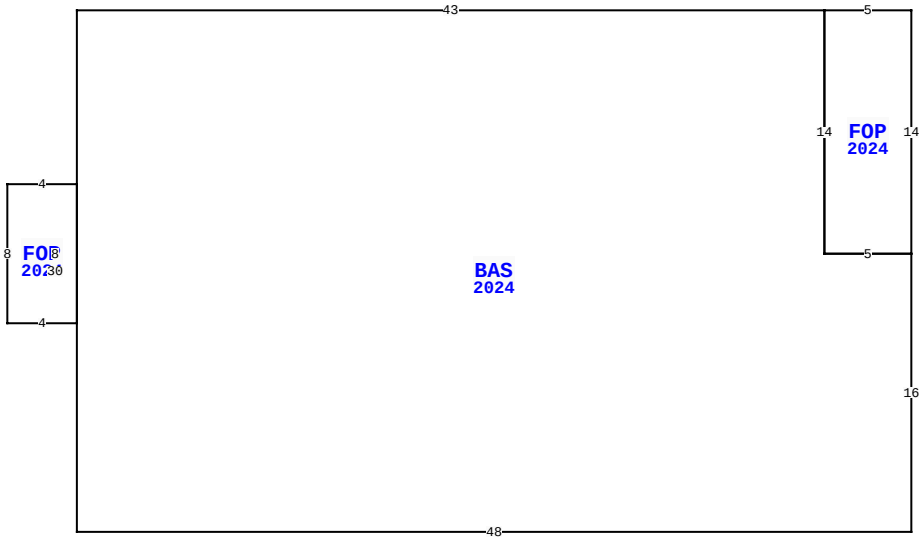
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	1316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,370	100	2024	1,370	202,346
FOP	32	30	2024	10	1,477
FOP	70	30	2024	21	3,102
TOTALS	1,472			1,401	206,925

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,401	138.1380	149.19	209,015	2023	2023	0	0	0	1.00	99.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1370 HX Base Yr 2025



172 NW CREWS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/17/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		206,925
TOTAL MARKET OB/XF VALUE		1,464
TOTAL LAND VALUE - MARKET		19,975
TOTAL MARKET VALUE		228,364
SOH/AGL Deduction		123,654
ASSESSED VALUE		104,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,988
TOTAL JUST VALUE		228,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		221,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048052	New Residential C	60,000	09/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1510/616	3/04/2024	WD	Q	I	01	285,000
GRANTOR: GONZALEZ EMIRAIDA JOR						
GRANTEE: CONNELLY MICHAEL PA						
1480/1825	12/06/2022	WD	U	V	11	100
GRANTOR: JORGE YASMANIS REYES						
GRANTEE: GONZALEZ EMIRAIDA J						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2024;ORIG=13,26] E4 S8 W4 N8 $
BAS=[YR=2024;ORIG=17,46] N30 E43 S14 E5 S16 W48 $
FOP=[YR=2024;ORIG=65,30] W5 N14 E5 S14 $
.

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	488.00	UT	3.00	3.00	100	2024	2023		100	1,464	

LAND DESCRIPTION

TOTAL OB/XF 1,464

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		00	0.00	0.00	2.35	AC		1.00	1.00	1.00	8,500.00	8,500.00	19,975							

REVIEW DATE 12/28/2023 BY HC Total Acres: 2.35 Total Land Value: 19,975 Market: 0 Agricultural: 0 Common: 19,975 PRINTED 05/07/2025 BY SYS