

LOT 6 GLENWOOD S/D.
430-346, 750-1790, 774-1141, 777

CRAVER JOHN D/CRAVER SANDRA
190 SE CHEROKEE WAY
LAKE CITY, FL 32025

2025

16-4S-17-08382-056



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	14	PREFIN MT 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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		06

NEIGHBORHOOD/LOC 16417.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,325	100		1,325	139,802
FEP	320	80	2025	256	27,011
FOP	96	30		29	3,060
UCP	99	20		20	2,110
UCP	477	20		95	10,024
UCP	552	20		110	11,606
UCP	312	20	2025	62	6,542

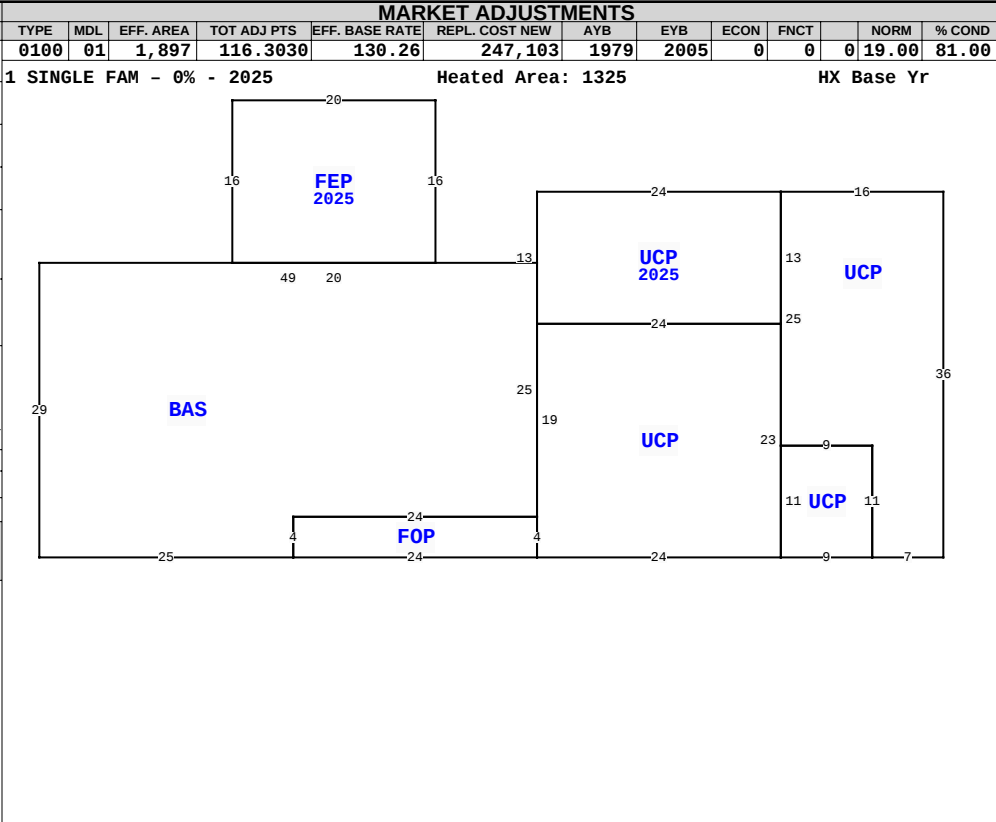
TOTALS	3,181			1,897	200,153
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EXTRA FEATURES

L N	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	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,600	
5	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	100	
6	0070	CARPORT UF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2025	2024		100	1,200	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							



190 SE CHEROKEE WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1	2
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										200,153	
TOTAL MARKET OB/XF VALUE										5,500	
TOTAL LAND VALUE - MARKET										20,350	
TOTAL MARKET VALUE										226,003	
SOH/AGL Deduction										0	
ASSESSED VALUE										226,003	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										226,003	
TOTAL JUST VALUE										226,003	
NCON VALUE										1,200	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										176,191	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1530/1653	1/02/2025	WD	Q	I	01	300,000	
GRANTOR: PLUNSKA DARRELL C							
GRANTEE: CRAVER JOHN D							
1301/0067	9/15/2015	QC	U	I	11	100	
GRANTOR: FRANCINE E PLUNSKA							
GRANTEE: DARRELL C PLUNSKA							

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W49 S29 E25 N4 E24 N25 \$
UCP=[ORIG=0,25] S4 E24 N23 W24 S19 \$
UCP=[ORIG=33,29] E7 N36 W16 S25 E9 S11 \$
UCP=[ORIG=24,29] E9 N11 W9 S11 \$
FOP=[ORIG=-24,29] E24 N4 W24 S4 \$
FEP=[YR=2025;ORIG=-30,0] N16 E20 S16 W20 \$
UCP=[YR=2025;ORIG=0,6] N13 E24 S13 W24 \$
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