

COLUMBIA COUNTY Property Appraiser

Parcel 20-3S-17-05237-000

Owners

CR PROPERTY INVESTMENTS LLC
466 SW ROSEMARY DR
LAKE CITY, FL 32024

Parcel Summary

Location	1834 N US HIGHWAY 441
Use Code	0100: SINGLE FAMILY
Tax District	2: COUNTY
Acreage	.4590
Section	20
Township	3S
Range	17
Subdivision	DIST 2

Legal Description

COMM AT INTERS OF S LINE OF SW1/4 OF NW1/4 & W R/W LINE OF SR-82 (AKA US HWY 441 AS IT NOW EXTENDS), RUN N ALONG R/W 50 FT FOR POB, RUN W 200 FT, N 100 FT, E 200 FT TO W R/W, S 100 FT TO POB. (AKA LOTS 2, 3, 16 & 17 BLOCK 1, GLEN ECHO S/D OF THE ORIGINAL SURVEY IN GLEN ECHO S/D; ORIGINAL SURVEY IN PLAT BK 1, PG 6).

QC 1230-2719, DC 1513-705, WD 1524-1855,
QC 1527-1220,

Working Values

	2026
Total Building	\$61,523
Total Extra Features	\$300



30° 12' 58" N 82° 38' 00" W

	2026
Total Market Land	\$10,000
Total Ag Land	\$0
Total Market	\$71,823
Total Assessed	\$71,823
Total Exempt	\$0
Total Taxable	\$71,823
SOH Diff	\$0

Value History

	2025	2024	2023	2022	2021	2020	2019
Total Building	\$61,523	\$57,674	\$52,735	\$45,594	\$38,452	\$35,154	\$32,407
Total Extra Features	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Total Market Land	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000
Total Ag Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Market	\$71,823	\$67,974	\$63,035	\$55,894	\$48,752	\$45,454	\$42,707
Total Assessed	\$71,823	\$42,280	\$41,049	\$39,853	\$38,692	\$38,158	\$37,300
Total Exempt	\$0	\$35,000	\$35,000	\$26,000	\$26,000	\$26,000	\$26,000
Total Taxable	\$71,823	\$7,280	\$6,049	\$13,853	\$12,692	\$12,158	\$11,300
SOH Diff	\$0	\$25,694	\$21,986	\$16,041	\$10,060	\$7,296	\$5,407

Document/Transfer/Sales History

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
<u>QC</u> 1527/1220	2024-11-06	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$100	Grantor: DURDEN CHRISTOPHER Grantee: CR PROPERTY INVESTMENTS LLC
<u>WD</u> 1524/1855	2024-10-02	<u>U</u>	<u>11</u>	WARRANTY DEED	Improved	\$100	Grantor: WILSON JULIET Grantee: DURDEN CHRISTOPHER
<u>QC</u> 1230/2719	2012-03-07	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$0	Grantor: ROBERT WAYNE & RUTH K LAW Grantee: ANDRE & JULIET WILSON
<u>QC</u> 1229/2392	2012-02-13	<u>U</u>	<u>11</u>	QUIT CLAIM DEED	Improved	\$12,000	Grantor: ROBERT WAYNE & RUTH K LAW Grantee: ANDRE & JULIET WILSON
<u>WD</u> 0792/2391	1994-07-08	<u>Q</u>	<u>02</u>	WARRANTY DEED	Improved	\$0	Grantor: EVELYN LEE PERSONAL REP RAYMOND CHRISTIE ESTA

Instrument / Official Record	Date	Q/U	Reason	Type	V/I	Sale Price	Ownership
							Grantee: ROBERT WAYNE & RUTH K LAW

Buildings

Building # 1, Section # 1, 35154, SFR

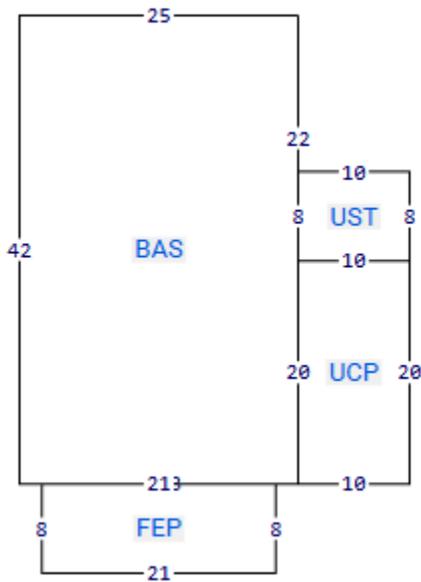
Type	Models	Heated Sq Ft	Repl Cost New	YrBlt	Year Eff	Gross Area	Other % Dpr	Normal % Dpr	% Cond	Value
<u>0100</u>	<u>01</u>	1050	\$94,651	1940	1940	1,498	0.00%	35.00%	65.00%	\$61,523

Structural Elements

Type	Description	Code	Details
EW	Exterior Wall	03	BELOW AVG.
RS	Roof Structure	03	GABLE/HIP
RC	Roof Cover	01	MINIMUM
IW	Interior Wall	05	DRYWALL
IF	Interior Flooring	14	CARPET
IF	Interior Flooring	08	SHT VINYL
AC	Air Conditioning	02	WINDOW
HT	Heating Type	02	CONVECTION
BDR	Bedrooms	3.00	
BTH	Bathrooms	1.00	
FR	Frame		
STR	Stories	1.	1.
AR	Architectual Type	05	CONV
COND	Condition Adjustment	02	02
KTCH	Kitchen Adjustment	01	01

Sub Areas

Type	Gross Area	Percent of Base	Adjusted Area
<u>BAS</u>	1,050	100%	1,050
<u>FEP</u>	168	80%	134
<u>UCP</u>	200	20%	40
<u>UST</u>	80	45%	36



Extra Features

Code	Description	Length	Width	Units	Unit Price	AYB	% Good Condition	Final Value
0120	CLFENCE 4			1.00	\$0.00	1993	100%	\$300

Land Lines

Code	Description	Zone	Front	Depth	Units	Rate/Unit	Acreage	Total Adj	Value
0100	SFR		.00	.00	20,000.00	\$0.50/SF	0.46	1.00	\$10,000

Personal Property

None

Permits

None

TRIM Notices

2025
2024
2023

Disclaimer

All parcel data on this page is for use by the Columbia County Assessor for assessment purposes only. The summary data on this page may not be a complete representation of the parcel or of the improvements thereon. Building information, including unit counts and number of permitted units, should be verified with the appropriate building and planning agencies. Zoning information should be verified with the appropriate planning agency. All parcels are reappraised each year. This is a true and accurate copy of the records of the Columbia County Assessor's Office as of December 02, 2025.

