LOT 4 BLK F EASTSIDE VILLAGE UNI
907-2262, LE 1319-2650, DC 1348-

FERGUSON RICHARD/FERGUSON LINDA
114 SE IBIS WAY
LAKE CITY, FL 32025

2025

03-4S-17-07592-664

BUILDING CHARACTERISTICS

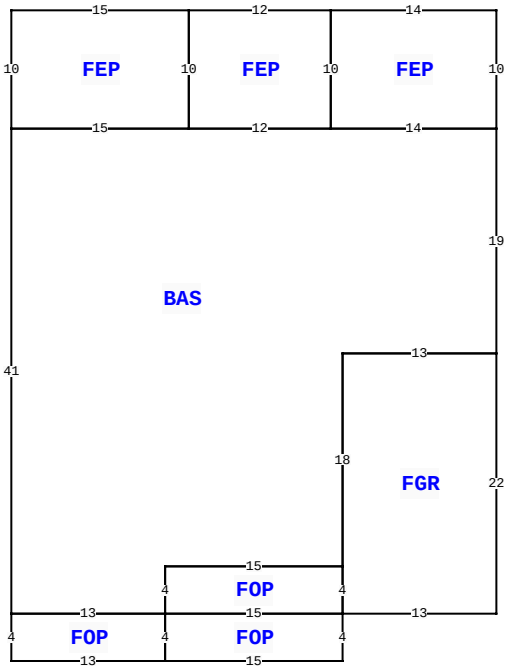
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 50
Exterior Wall	31	VINYL SID 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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 06
NEIGHBORHOOD/LOC	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,335	100	1,335	134,582
FEP	120	80	96	9,678
FEP	140	80	112	11,291
FEP	150	80	120	12,097
FGR	286	55	157	15,828
FOP	52	30	16	1,613
FOP	60	30	18	1,814
FOP	60	30	18	1,814
TOTALS	2,203		1,872	188,718

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,872	117.7580	136.01	254,611	2000	2000	0	0	0	25.88	74.12

1 SINGLE FAM – 100% - 2018 Heated Area: 1335 HX Base Yr 2018



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

114 SE IBIS WAY, LAKE CITY

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		188,718
TOTAL MARKET OB/XF VALUE		1,646
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		215,114
SOH/AGL Deduction		84,997
ASSESSED VALUE		130,117
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,117
TOTAL JUST VALUE		215,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,114

PERMIT NUM	DESCRIPTION	AMT	ISSUED
33604	ADDN SFR	130	12/02/2015
16919	SFR	225	05/03/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1350/1991	12/15/2017	WD	Q	I	01	134,900
GRANTOR: SANDRA L GILFORD						
GRANTEE: RICHARD & LINDA FER						
1319/2650	8/04/2016	LE	U	I	30	100
GRANTOR: JAMES A CRAIG (RESER						
GRANTEE: SANDRA GILFORD (REM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N10 W12 S10 E12$ W12 FEP= N10 W15 S10 E15$ W15S41 FOP= S4 E13 N4 W13$ E13 FOP= S4 E15 N4 W15$ FOP= E15 N4W15 S4$ N4 E15 FGR= S4 E13 N22 W13 S18 $ N18 E13 N19$ FEP= N10 W14 S10 E14$.

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	364.00	UT	1.50	1.50	100	2000	2000	3	100	546	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2000	2000	3	100	500	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
4	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,646

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 02/28/2017 BY DF Total Acres: 0.16 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 12/31/2024 BY SYS