

THE N 300 FT OF SE1/4 OF NW1/4 E
FT. (AKA LOT 2 OF AN UNREC S/D).

VAKILI NADER G REVOCABLE TRUST DATED MARCH 8, 2022
516 SE STILES WAY
LAKE CITY, FL 32025

2025

24-4S-17-08728-001



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	31	VINYL SID 90	0100	01	1,673	106.5240	111.85	187,125	1954	1954	0	0	0	35.00	65.00	VALUATION SUMMARY													
Exterior Wall	19	COMMON BRK 10	1 SINGLE FAM - 100% - 2000													Heated Area: 1617													
Roof Structure	03	GABLE/HIP 100														HX Base Yr 2000													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		2 100																											
Bathrooms		2 100																											
Frame	01	NONE 100																											
Stories	1.	1. 100																											
Architectural	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		04																								
NEIGHBORHOOD/LOC	24417.00		1.00/																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,617	100	1,617	117,560																									
FOP	186	30	56	4,072																									
TOTALS	1,803		1,673	121,631																									
EXTRA FEATURES					516 SE STILES WAY, LAKE CITY																								
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	0294	SHED WOOD/	0	100	12	12	1.00	UT	160.00	160.00	100	0	0	3	100	160													
2	0166	CONC, PAVMT	0	100	0	0	1,600.00	UT	1.50	1.50	100	1996	1996	3	100	2,400													
3	0167	DOOR, OHEAD	0	100	0	0	1.00	UT	0.00	0.00	100	1996	1996	3	100	800													
4	0167	DOOR, OHEAD	0	100	0	0	2.00	UT	500.00	500.00	100	1996	1996	3	100	1,000													
5	0260	PAVEMENT-A	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	1,000													
6	0130	CLFENCE 5	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	500													
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	100		A-1	0.00	0.00	5.79	AC		1.00	1.00	1.00	3,300.00	3,300.00	19,107												
REVIEW DATE 06/05/2017 BY BC Total Acres: 5.79 Total Land Value: 19,107 Market: 0 Agricultural: 0 Common: 19,107 PRINTED 12/31/2024 BY SYS																													

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