S1/2 LOT 2 & ALL LOT 3 BLK 8 FOR UNIT 1.

STIVERS DORSIE C JR/STIVERS GAIL A
833 SE TEAKWOOD TERRACE
LAKE CITY, FL 32025

2026

00-00-00-07754-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

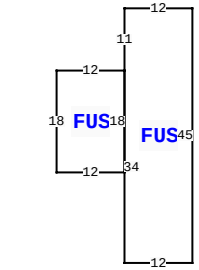
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	5417.0600	1.00/	

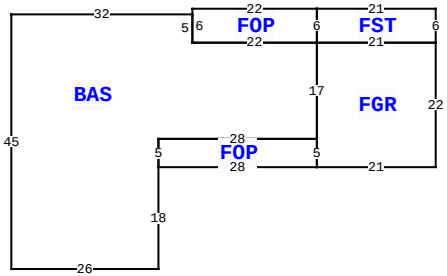
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100		1,676	139,105
FGR	462	55		254	21,081
FOP	132	30		40	3,320
FOP	140	30		42	3,486
FST	126	55		69	5,727
FUS	216	100		216	17,928
FUS	540	100		540	44,819
TOTALS	3,292			2,837	235,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,837	114.0132	127.69	362,257	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1999 Heated Area: 2432 HX Base Yr 1999





833 SE TEAKWOOD TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,467
TOTAL MARKET OB/XF VALUE		750
TOTAL LAND VALUE - MARKET		21,400
TOTAL MARKET VALUE		257,617
SOH/AGL Deduction		128,130
ASSESSED VALUE		129,487
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		73,765
TOTAL JUST VALUE		257,617
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047847	Roof Replacement	20,922	08/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0868/0755	10/26/1998	WD	Q	I		104,900

GRANTOR: ADAMOVICH

GRANTEE: STIVERS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S45 E26 N18 FOP= E28 N5W28 S5$ N5 E28 FGR= S5 E21 N22 W21 S17$ N17 FST= E21N6 W21 S 6$ FOP= N6 W22 S6 E22$ W22 N5$ PTR=N70 FUS= W12 S11 FUS= W12 S18 E12 N18$ S34 E12 N45$ S70$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	750	

LAND DESCRIPTION

TOTAL OB/XF 750

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			0.00	0.00	21,400.00	SF		1.00	1.00	1.00	1.00	1.00	21,400							

REVIEW DATE 09/22/2023 BY jerry Total Acres: 0.49 Total Land Value: 21,400 Market: 0 Agricultural: 0 Common: 21,400 PRINTED 10/15/2025 BY SYS