C DIV: SE1/4 BLOCK 45.

306-140, LE 1246-1032, DC 1294-2

**GENSER SUSAN**
175 SE TUCKER STREET
LAKE CITY, FL 32025

**2026**

**00-00-00-12771-000**

## BUILDING CHARACTERISTICS

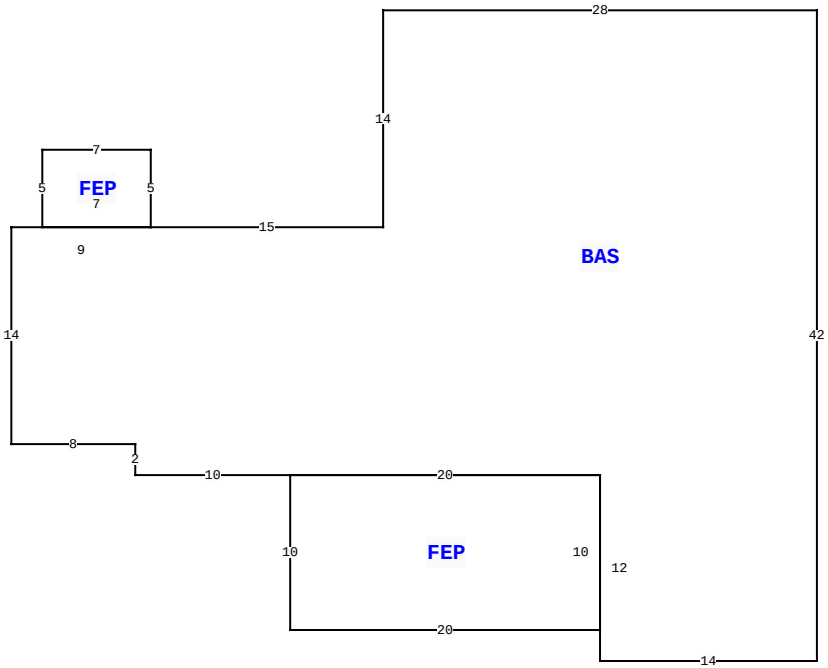
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 04 | SINGLE SID 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 850317.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,376 | 100 | | 1,376 | 86,283 |
| FEP | 35 | 80 | | 28 | 1,756 |
| FEP | 200 | 80 | | 160 | 10,033 |
| TOTALS | 1,611 | | | 1,564 | 98,071 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,564 | 86.1300 | 96.47 | 150,879 | 1938 | 1938 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2016 Heated Area: 1376 HX Base Yr 2016




175 SE TUCKER ST, LAKE CITY

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

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 1

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 98,071 |
| TOTAL MARKET OB/XF VALUE | | 2,700 |
| TOTAL LAND VALUE - MARKET | | 8,479 |
| TOTAL MARKET VALUE | | 109,250 |
| SOH/AGL Deduction | | 45,484 |
| ASSESSED VALUE | | 63,766 |
| TOTAL EXEMPTION VALUE | HX HB SX | 63,766 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 109,250 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 109,250 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1542/1947 | 6/06/2025 | LE | U | I | 14 | 100 |
| GRANTOR: GENSER SUSAN | | | | | | |
| GRANTEE: GENSER SUSAN (ENH L | | | | | | |
| 1351/2273 | 1/19/2018 | LE | U | I | 14 | 100 |
| GRANTOR: SUSAN GENSER (RESERVG | | | | | | |
| GRANTEE: MATTHEW J POPPELL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 S14 W15 FEP= N5 W7S5 E7$ W9 S14 E8 S2 E10 FEP= S10 E20 N10 W20$ E20 S12 E14 N42$.

## 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 | 2011 | 2011 | 3 | 100 | 100 | |
| 2 | 0080 | DECKING | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2011 | 2011 | 3 | 100 | 100 | |
| 3 | 0210 | GARAGE U | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2016 | 2016 | 3 | 100 | 2,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,700

| 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 | -385.00 | 105.00 | 8,925.00 | SF | | 1.00 | 1.00 | 1.00 | 0.95 | 0.95 | 8,479 | | | | | | | |

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.20 Total Land Value: 8,479 Market: 0 Agricultural: 0 Common: 8,479 PRINTED 11/18/2025 BY SYS