S DIV LOT 13 BLOCK A OLIVIA ADDI

541-2, 795-169, CT 1282-1645, WD

BABETTI FRANCES
478 SE WALDRON TER
LAKE CITY, FL 32025

2026

00-00-00-13509-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

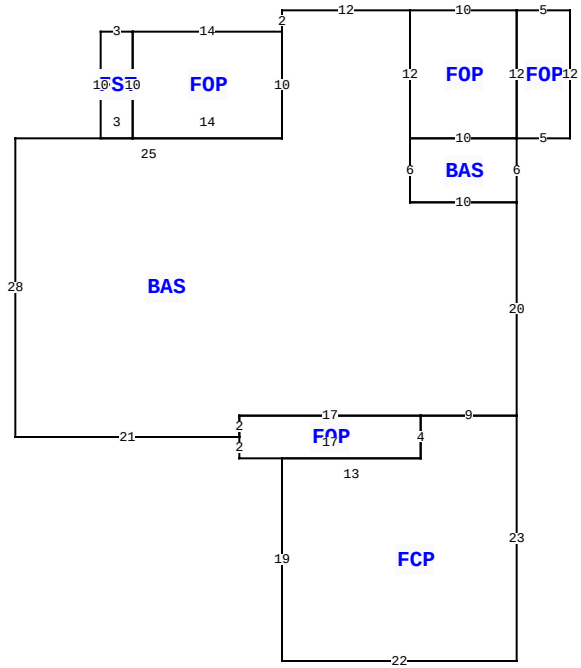
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	60	100		60	4,480
BAS	1,348	100		1,348	100,667
FCP	454	25		114	8,513
FOP	60	30		18	1,344
FOP	68	30		20	1,494
FOP	120	30		36	2,688
FOP	140	30		42	3,136
FST	30	55		16	1,195
TOTALS	2,280			1,654	123,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,654	102.5766	114.89	190,028	1963	1963	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1408 HX Base Yr 2020



478 SE WALDRON 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		123,518
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		7,600
TOTAL MARKET VALUE		131,918
SOH/AGL Deduction		43,850
ASSESSED VALUE		88,068
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		37,346
TOTAL JUST VALUE		131,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,918

PERMIT NUM	DESCRIPTION	AMT	ISSUED
00334			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1373/0277	11/19/2018	WD	Q	I	01	74,000
GRANTOR: PAUL ALAN POARCH & MI						
GRANTEE: FRANCES BABETTI						
1314/0858	4/29/2016	WD	U	I	18	27,000
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: PAUL ALAN POARCH &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S2 FOP= W14 FST= W3 S10 E3 N10$ S10 E14 N10$ S10 W25 S28 E21 FOP= S2 E17 N4 W17 S2$ N2 E17 FCP= S4 W13S19 E22 N23 W9$ E9 N20 BAS= N6 W10 S6 E10$ W10 N6 FOP= E10 FOP= E5 N12 W5 S12$ N12 W10 S12$ N12$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 800

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-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 09/11/2024 BY JS Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 10/07/2025 BY SYS