S DIV: LOT 6 BLOCK B OLIVIA ADDI
781-110, CASE #99-527-DR 882-652

OWENS LORENE J/OWENS JAMES D
469 SE WALDRON TERR
LAKE CITY, FL 32025

2026

00-00-00-13520-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

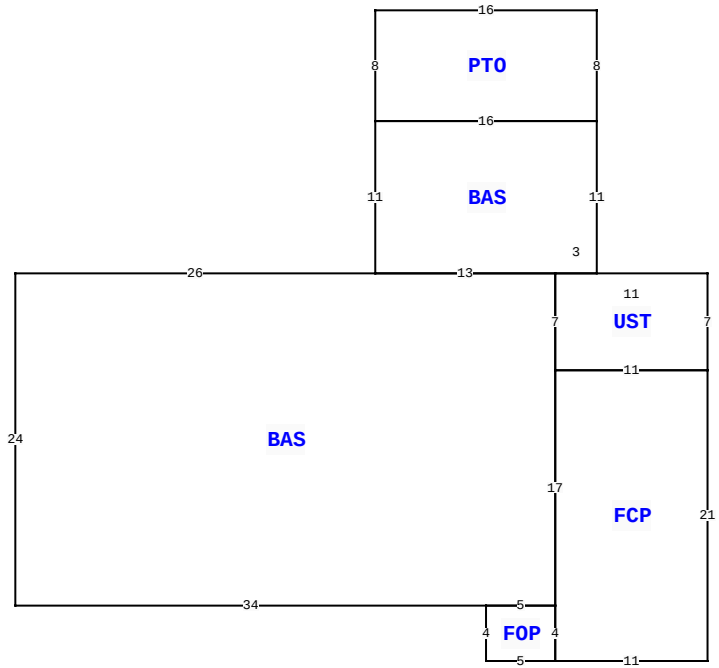
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
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	176	100		176	14,847
BAS	936	100		936	78,958
FCP	231	25		58	4,893
FOP	20	30		6	506
PTO	128	5		6	506
UST	77	45		35	2,952
TOTALS	1,568			1,217	102,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,217	115.8720	129.78	157,942	1963	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2007 Heated Area: 1112 HX Base Yr 2007



469 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		102,662
TOTAL MARKET OB/XF VALUE		2,919
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		115,081
SOH/AGL Deduction		48,428
ASSESSED VALUE		66,653
TOTAL EXEMPTION VALUE	HX HB	41,653
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		115,081
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		115,081

SALE:1:1: LOT 6 BLK B OLIVIA ADD #I

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1064/0685	10/25/2005	WD	Q	I	01	100
GRANTOR: SHELDON						
GRANTEE: OWENS						
0926/1772	5/10/2001	WD	Q	I		39,000
GRANTOR: HEIRS OF KATHY LEFKO						
GRANTEE: RAYMOND SHELDON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S24 E34 FOP= S4 E5 N4 W5$ E5 FCP= S4 E11 N21 W11S17$ N17 UST= E11 N7 W11 S7$ N7 BAS= E3 N11 PTO= N8 W16 S8 E16$ W16 S11 E13$ W13$.

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	300	
2	0252	LEAN-TO W/	0	100	12	24	288.00	UT	3.00	3.00	100	2005	2005	3	100	864	
3	0294	SHED WOOD/	0	100	12	24	288.00	UT	9.00	9.00	60	2005	2005	3	60	1,555	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,919

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	10,000.00	SF		1.00	1.00	1.00	0.95	0.95	9,500							

REVIEW DATE 12/08/2016 BY DF Total Acres: 0.23 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/08/2025 BY SYS