S DIV: LOT 11 BLK A MELTONS S/D.
529-221, DC 1225-154, 1250-2042,

LAPOS DAVID LOUIS/LAPOS JACQUELINE
417 SW THERESA CT
LAKE CITY, FL 32025

2026

00-00-00-13936-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

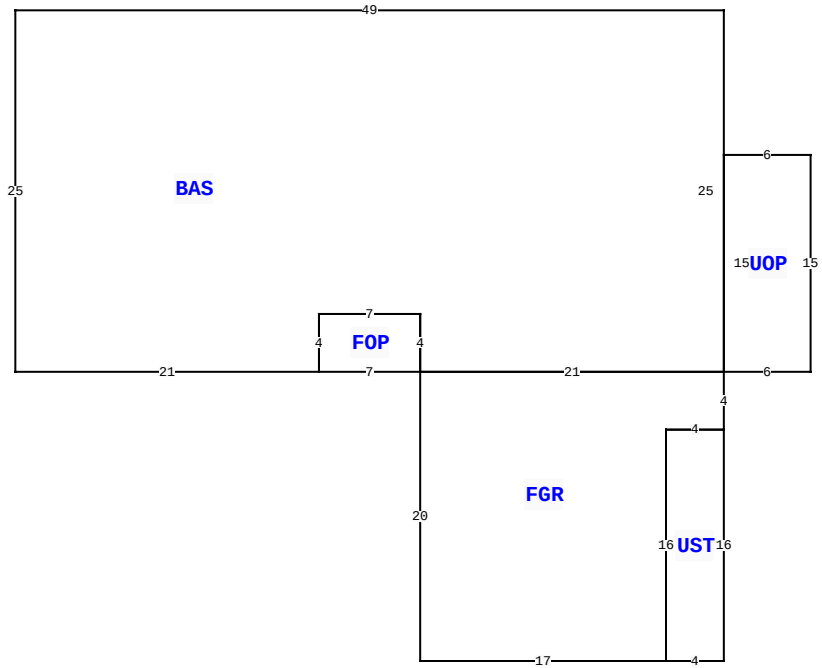
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100		1,197	144,933
FGR	356	55		196	23,732
FOP	28	30		8	969
UOP	90	20		18	2,180
UST	64	45		29	3,512
TOTALS	1,735			1,448	175,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	144.1440	161.44	233,765	1963	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2023 Heated Area: 1197 HX Base Yr 2023



417 SW THERESA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		175,324
TOTAL MARKET OB/XF VALUE		1,704
TOTAL LAND VALUE - MARKET		6,256
TOTAL MARKET VALUE		183,284
SOH/AGL Deduction		85,776
ASSESSED VALUE		97,508
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		46,786
TOTAL JUST VALUE		183,284
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
511	ADDN SFR	50	10/31/2012
485	MAINT/ALTR	50	10/15/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1486/1970	11/14/2022	WD	U	I	11	100
GRANTOR: PHINNEY BONICE						
GRANTEE: LAPOS DAVID LOUIS						
1479/1060	11/14/2022	WD	Q	I	01	250,000
GRANTOR: PHINNEY BONICE						
GRANTEE: LAPOS DAVID LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S25 E21 FOP= E7 N4 W7 S4$ N4 E7 S4 FGR= S20 E17 UST= E4 N16 W4 S16$ N16 E4 N4W21$ E21 UOP= E6 N15 W6 S15$ N25$.

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	0294	SHED WOOD/	0	100	18	8	144.00	UT	3.50	3.50	100	1993	1993	3	100	504	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	300	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 1,704

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-2	0.00	0.00	8,342.00	SF		1.00	1.00	1.00	0.75	0.75	6,256							

REVIEW DATE 02/01/2023 BY CP Total Acres: 0.19 Total Land Value: 6,256 Market: 0 Agricultural: 0 Common: 6,256 PRINTED 11/19/2025 BY SYS