

LOT 13 COVEY COURT S/D.
736-668, 816-1696, 835-729, 957-

MCCLEISTER RILEY WILLIAM/HY CHRSTINE ANN
112 SW PARTRIDGE CT
LAKE CITY, FL 32025

2026

01-4S-16-02678-213



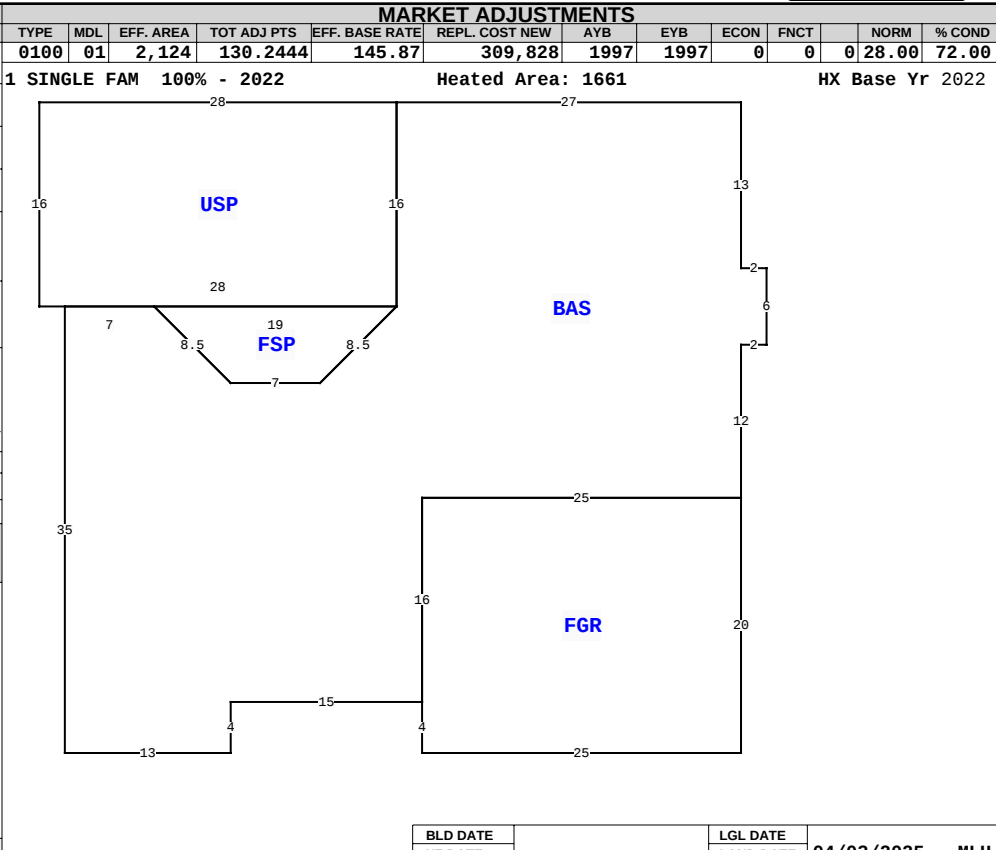
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.1	1.100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA
		06
NEIGHBORHOOD/LOC	1416.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100		1,661	174,449
FGR	500	55		275	28,882
FSP	78	40		31	3,256
USP	448	35		157	16,489
TOTALS	2,687			2,124	223,076

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1,275.00	UT 1.50
2	0120	CLFENCE 4	0	100	0	0		1.00	UT 0.00
3	0296	SHED METAL	0	100	0	0		1.00	UT 0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0140	C	SFR GOLF	100		*RSF	2 0.00	0.00	1.00



112 SW PARTRIDGE CT, LAKE CITY									
TOTAL OB/XF 3,163									

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		223,076	
TOTAL MARKET OB/XF VALUE		3,163	
TOTAL LAND VALUE - MARKET		35,000	
TOTAL MARKET VALUE		261,239	
SOH/AGL Deduction		36,735	
ASSESSED VALUE		224,504	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		173,782	
TOTAL JUST VALUE		261,239	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1436/1774	4/30/2021	WD	Q	I	01	225,000
GRANTOR: FINNELL STEPHANIE K						
GRANTEE: MCCLEISTER RILEY WI						
1406/0312	2/17/2020	QC	U	I	11	100
GRANTOR: JAMES W FINNELL						
GRANTEE: STEPHANIE K FINNELL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W27 S16 D6L6 W7 U6L6 W7 S35 E13 N4 E15 N16 E25 N12 E2 N6 W2 N13 \$									
FGR=[ORIG=-25,47] S4 E25 N20 W25 S16 \$									
USP=[ORIG=-27,0] W28 S16 E28 N16 \$									
FSP=[ORIG=-27,16] W19 D6R6 E7 U6R6 \$									