LOT 11 SUZANNE S/D UNIT 1.

522-434, 926-1060, WD 1012-934,

PERRY LULA BELLE
PO BOX 4066
N FT MYERS, FL 33918

2025

03-4S-17-07570-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

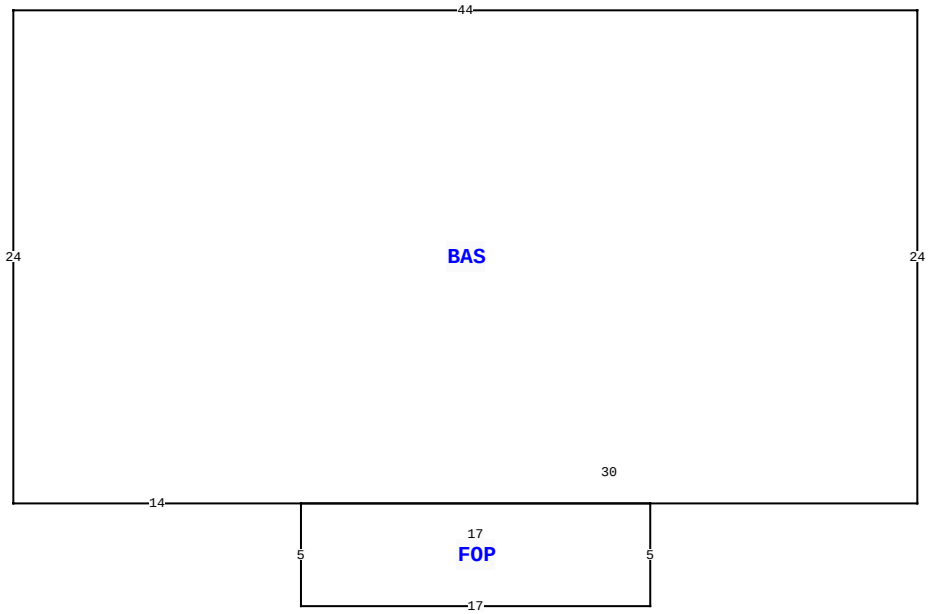
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100		1,056	112,477
FOP	85	30		26	2,770
TOTALS	1,141			1,082	115,247

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	114.3000	128.02	138,518	2001	2010	0	0	0	16.80	83.20

1 SINGLE FAM – 0% - 2024 Heated Area: 1056 HX Base Yr



113 SE RACHEL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	115,247
TOTAL MARKET OB/XF VALUE	1,105
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	134,852
SOH/AGL Deduction	0
ASSESSED VALUE	134,852
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	134,852
TOTAL JUST VALUE	134,852
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	129,209

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18265	SFR	201	05/11/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1431/2553	3/03/2021	WD	U	I	37	132,000
GRANTOR: LAWSON LOUISE						
GRANTEE: PERRY LULA BELLE						
1430/1711	2/18/2021	PB	U	I	18	0
GRANTOR: HIGGINS EUGENE H JR						
GRANTEE: LAWSON LOUISE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S24 E14 FOP= S5 E17 N5 W17$ E30 N24$.

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	0	0	0	670.00	UT	1.50	1.50	100	2001	2001	3	100	1,005	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,105

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	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.53 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/20/2025 BY SYS