LOT 16 SUZANNE S/D UNIT 1
ORB 522-434, 621-385, 767-799,
810-2095, QCD 1087-721, QCD

ESTEP RONALD/ESTEP SUSAN
112 SE GOLDIE WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-016

BUILDING CHARACTERISTICS

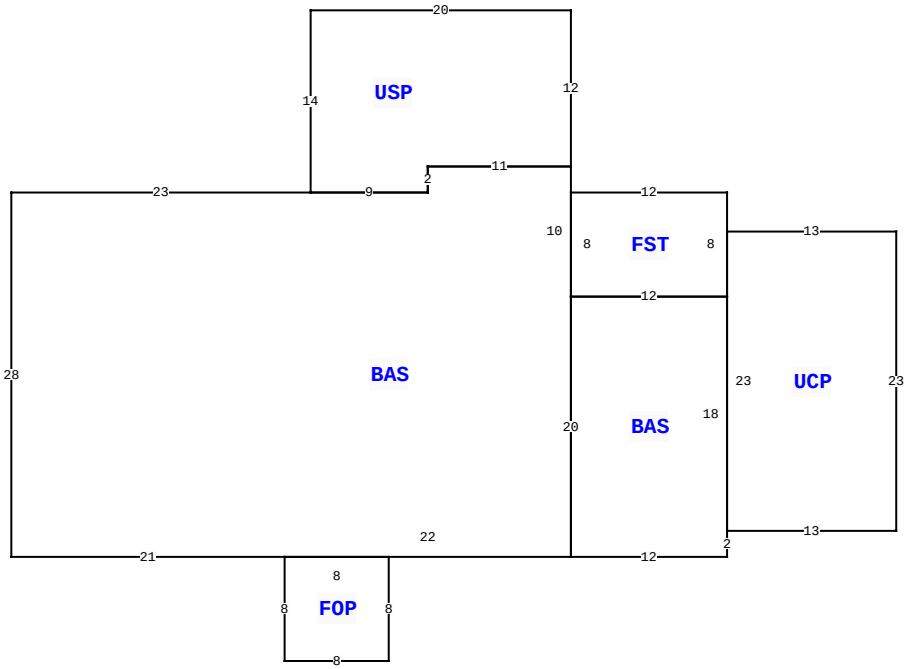
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	240	100		240	20,495
BAS	1,226	100		1,226	104,697
FOP	64	30		19	1,622
FST	96	55		53	4,526
UCP	299	20		60	5,124
USP	258	35		90	7,686
TOTALS	2,183			1,688	144,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,688	117.3000	131.38	221,769	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1466 HX Base Yr 2003



112 SE GOLDIE WAY, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		144,150
TOTAL MARKET OB/XF VALUE		11,980
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		174,630
SOH/AGL Deduction		67,801
ASSESSED VALUE		106,829
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		51,107
TOTAL JUST VALUE		174,630
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		174,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042913	Remodel	14,791	10/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1303/2013	10/26/2015	QC	U	I	11	48,400
GRANTOR: SUSAN ESTEP (FKA SUSA						
GRANTEE: RONALD & SUSAN ESTE						
0810/2095	9/12/1995	WD	Q	I	03	0
GRANTOR: JOSEPH B MYRICK						
GRANTEE: SUSAN W MYRICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 S28 E21 FOP= S8 E8N8 W8$ E22 BAS= E12 N2 UCP= E13 N23 W13 S23$ N18 W12 S20$ N20 FST= E12 N8 W12S8$ N10 USP= N12W20 S14 E9 N2E11$ W11 S2 W9$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	10	20	200.00	UT	1.40	1.40	100	0	0	3	100	280	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	1,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
7	0031	BARN,MT AE	0	100	0	0	1.00	UT	8,900.00	8,900.00	100	2023	2022		100	8,900	

LAND DESCRIPTION

TOTAL OB/XF 11,980

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

REVIEW DATE 08/12/2022 BY JB Total Acres: 0.40 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 09/19/2025 BY SYS