LOT 19 SUZANNE S/D UNIT 1.

559-211, 593-164, 764-2068, 920-

WEEKES CHRISTOPHER M/WEEKES ANICIA LEE
172 SE GOLDIE WAY
LAKE CITY, UT 32025

2025

03-4S-17-07570-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

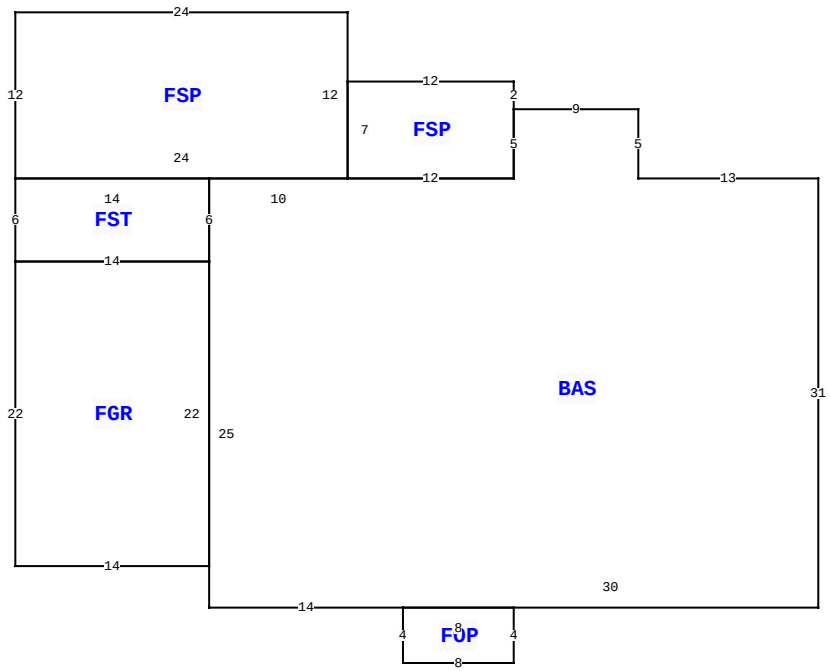
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	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	1,409	100		1,409	171,789
FGR	308	55		169	20,605
FOP	32	30		10	1,220
FSP	84	40		34	4,145
FSP	288	40		115	14,021
FST	84	55		46	5,608
TOTALS	2,205			1,783	217,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	127.1000	142.35	253,810	1992	2010	0	0	0	14.35	85.65

1 SINGLE FAM – 100% - 2024 Heated Area: 1409 HX Base Yr 2024



172 SE GOLDIE 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		217,388
TOTAL MARKET OB/XF VALUE		22,388
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		258,276
SOH/AGL Deduction		3,982
ASSESSED VALUE		254,294
TOTAL EXEMPTION VALUE	HX HB VX 13	254,294
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		258,276
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,127

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048409	Solar Power Syste	11,850	10/13/2023
000043627	Roof Replacement	12,634	02/01/2022
13133	POOL	115	10/06/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1497/116	8/09/2023	WD	Q	I	01	322,000
GRANTOR: BASHAM DAVID WILLIAM						
GRANTEE: WEEKES CHRISTOPHER						
1454/2119	12/13/2021	WD	Q	I	01	150,000
GRANTOR: LOWREY JUDY M						
GRANTEE: BASHAM DAVID WILLIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W13 N5 W9 S5 W12 W10 S6 S25 E14 E30 N31 $
FGR=[ORIG=-44,6] W14 S22 E14 N22 $
FSP=[ORIG=-34,0] N12 W24 S12 E24 $
FSP=[ORIG=-22,-5] N2 W12 S7 E12 N5 $
FST=[ORIG=-44,0] W14 S6 E14 N6 $
FOP=[ORIG=-30,31] S4 E8 N4 W8 $
.

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	10	72	720.00	UT	1.40	1.40	100	0	0	3	100	1,008	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1997	1997	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	729.00	UT	1.50	1.50	100	1997	1997	3	100	1,094	
4	0120	CLFENCE 4	0	100	0	0	380.00	UT	2.50	2.50	100	1997	1997	3	100	950	
5	0282	POOL ENCL	0	100	0	0	800.00	UT	15.00	15.00	100	1997	1997	3	40	4,800	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 22,388

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 10/03/2023 BY ME Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/20/2025 BY SYS