

LOT 25 SUZANNE S/D UNIT 1.
ORB 522-434, 971-1597,
AFD 1030-1112, WD 1058-431,

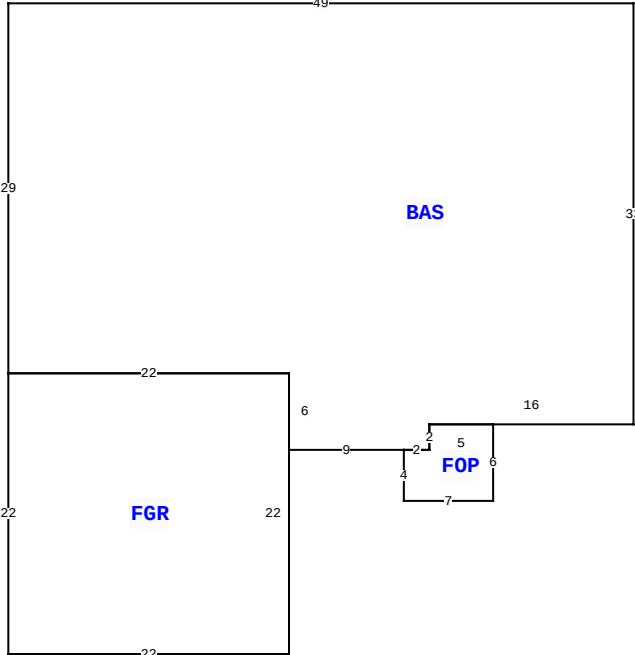
WHITE WESLEY A
149 SE CAROB GLN
LAKE CITY, FL 32025

2025

03-4S-17-07570-025



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	32	HARDIE BRD 90			
Exterior Wall	19	COMMON BRK 10			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 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	1,551	100		1,551	158,507
FGR	484	55		266	27,185
FOP	38	30		11	1,124
TOTALS	2,073			1,828	186,816

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,828	111.2760	124.63	227,824	2006	2006	0	0	0 18.00	82.00
1 SINGLE FAM 100% - 2010 Heated Area: 1551 HX Base Yr 2010											
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/21/2023 MLU											

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1		2
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 2		Tax Dist:				
BUILDING MARKET VALUE				186,816		
TOTAL MARKET OB/XF VALUE				4,250		
TOTAL LAND VALUE - MARKET				23,125		
TOTAL MARKET VALUE				214,191		
SOH/AGL Deduction				80,250		
ASSESSED VALUE				133,941		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				83,219		
TOTAL JUST VALUE				214,191		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				204,650		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0081	DECKING WI	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100
2	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100
3	0263	PRCH, USP	0 100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100
TOTAL OB/XF 4,250														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25
TOTAL ADJ UNIT PRICE 18,500.00														
ADJ UNIT PRICE 23,125.00														
LAND VALUE 23,125														
OTHER ADJUSTMENTS AND NOTES														
YEAR DENSITY DECL FRZ YR CONSRV														