LOT 8 SUZANNE S/D UNIT 2.

930-1146, WD 939-1127, WD 1040-1

GEIGER ASHLEY M
157 SE RACHEL WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-042

BUILDING CHARACTERISTICS

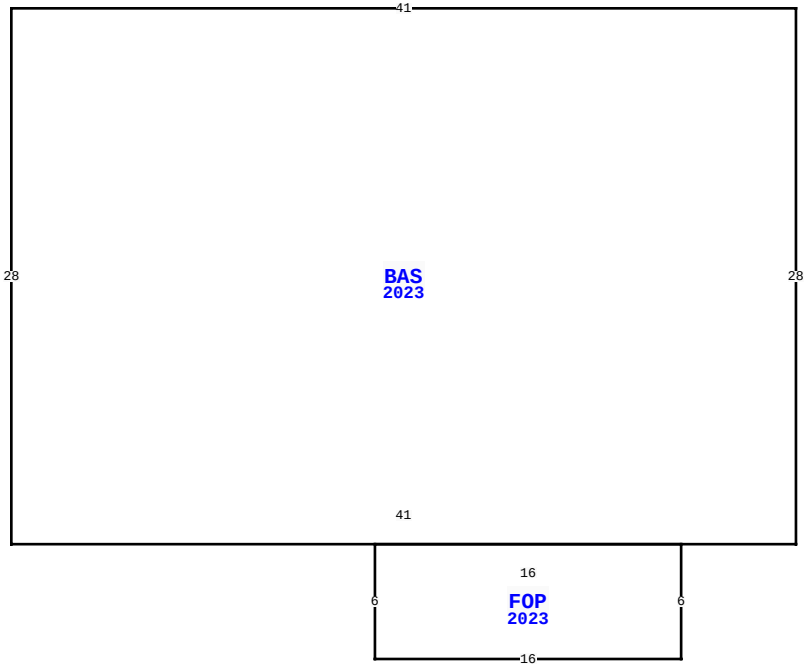
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
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	1,148	100	2023	1,148	163,726
FOP	96	30	2023	29	4,136
TOTALS	1,244			1,177	167,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,177	131.2740	147.03	173,054	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 0% - 2023 Heated Area: 1148 HX Base Yr



157 SE RACHEL WAY, LAKE CITY

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

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	0030	BARN,MT	0	0	0	0	1.00	UT	8,500.00	8,500.00	100	2023	2022		100	8,500	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	10,065.00	10,065.00	100	2023	2022		100	10,065	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	167,862
TOTAL MARKET OB/XF VALUE	18,565
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	204,927
SOH/AGL Deduction	0
ASSESSED VALUE	204,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	204,927
TOTAL JUST VALUE	204,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	206,658

XFOB:1:1: MANA MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045223	Storage Building	8,500	08/18/2022
000043088	New Residential C	85,000	11/03/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1467/914	5/20/2022	WD	Q	I	01	220,000
GRANTOR: MARTIN HOMES BUILDERS						
GRANTEE: GEIGER ASHLEY M						
1407/1006	3/06/2020	WD	U	V	37	8,000
GRANTOR: JOSEPH & CHARLOTTE DE						
GRANTEE: MARTIN HOMES BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=22,19] E41 S28 W41 N28 $
FOP=[YR=2023;ORIG=41,47] E16 S6 W16 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 18,565

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 07/11/2023 BY JB Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 12/31/2025 BY SYS