LOT 16 SUZANNE S/D UNIT 5.
790-1742, 796-227, 800-750,
976-1951, 976-1952, 1050-2204,

CHASE BRAEDON J
194 SE KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-122

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

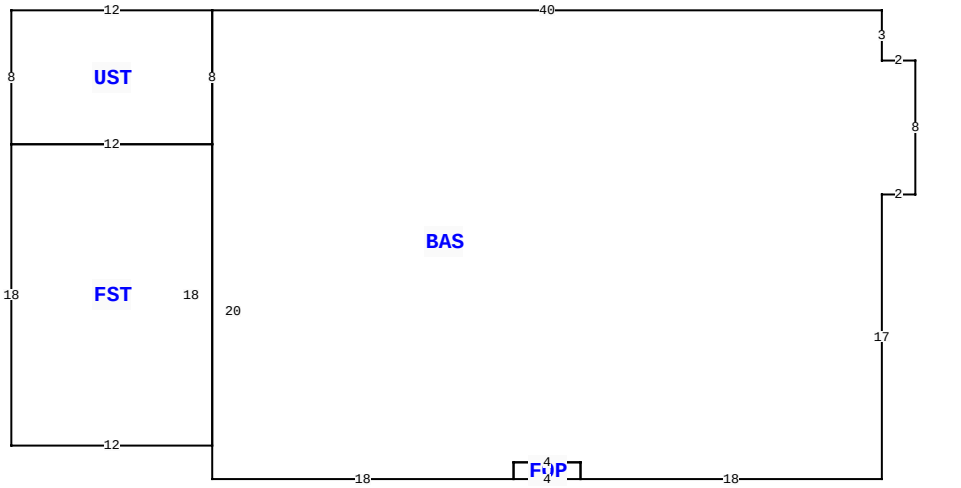
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	1,132	100		1,132	90,238
FOP	4	30		1	80
FST	216	55		119	9,486
UST	96	45		43	3,428
TOTALS	1,448			1,295	103,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,295	109.5000	122.64	158,819	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1132 HX Base Yr 2022



194 SE KIWI 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		103,232
TOTAL MARKET OB/XF VALUE		2,790
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		124,522
SOH/AGL Deduction		18,502
ASSESSED VALUE		106,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		55,298
TOTAL JUST VALUE		124,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,522

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1385/0415	1/29/2019	WD	U	I	12	76,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: BRAEDON J CHASE						
1372/1816	10/31/2018	CT	U	I	18	0
GRANTOR: CLERK OF COURT (PR GO						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 UST= W12 S8 E12 N8$ S8 FST= W12 S18 E12 N18 $ S20 E18 FOP= E4 N1 W4 S1$ N1E4 S1 E18 N17 E2 N8 W2 N3$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	540	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	30	8	240.00	UT	7.50	7.50	50	1993	1993	3	50	900	
4	0080	DECKING	0	100	12	18	1.00	UT	0.00	0.00	100	1993	1993	3	100	150	

LAND DESCRIPTION

TOTAL OB/XF 2,790

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 02/27/2017 BY DF Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS