LOT 20 SUZANNE S/D UNIT 5.
ORB 587-516, 597-57, 866-340,

TWARDOWSKI JOHN C/TWARDOWSKI PATRICIA A
117 SE KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-126

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

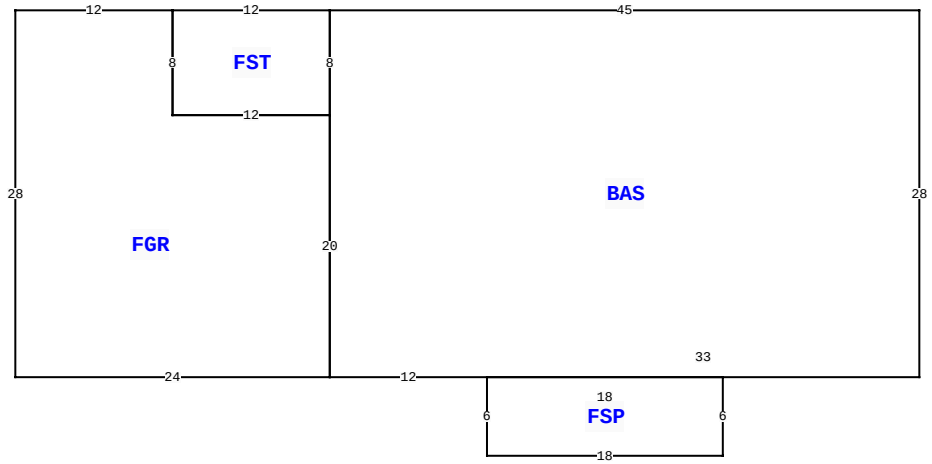
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 90
Exterior Wall	17	MSNRY STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,260	100		1,260	106,438
FGR	576	55		317	26,778
FSP	108	40		43	3,632
FST	96	55		53	4,477
TOTALS	2,040			1,673	141,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,673	116.0320	129.96	217,423	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2002 Heated Area: 1260 HX Base Yr 2002



117 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		141,325
TOTAL MARKET OB/XF VALUE		2,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		162,325
SOH/AGL Deduction		60,594
ASSESSED VALUE		101,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		51,009
TOTAL JUST VALUE		162,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0937/2632	10/19/2001	WD	Q	I		78,000
GRANTOR: STEVENS						
GRANTEE: JOHN & PATRICIA TWA						
0920/2333	2/16/2001	WD	Q	I		75,000
GRANTOR: MASO						
GRANTEE: FRED & DAROLYN STEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 FST= W12 S8 E12 N8$S8 FGR= W12 N8 W12 S28 E24 N20$ S20 E12 FSP= S6 E18 N6 W18$ E33 N28$.

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
3	0296	SHED METAL	0	100	8	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,500

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