LOT 23 SUZANNE S/D UNIT 5.
597-622, 678-699, 698-68, 793-16

LANTROOP LACIE NICOLE
386 NW BELL LAKE CT
LAKE CITY, FL 32055

2026

03-4S-17-07570-129

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

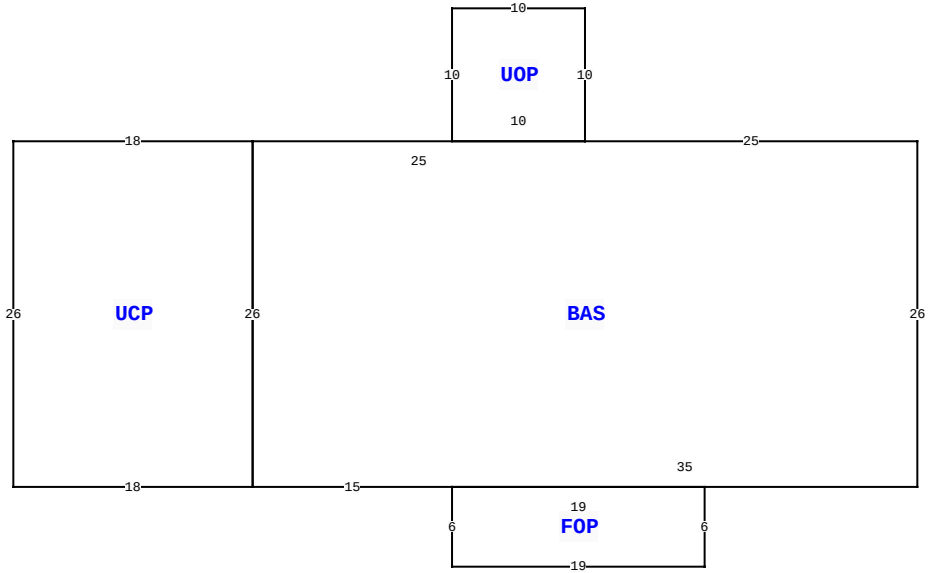
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,300	100		1,300	106,757
FOP	114	30		34	2,792
UCP	468	20		94	7,719
UOP	100	20		20	1,643
TOTALS	1,982			1,448	118,911

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,448	112.8000	126.34	182,940	1989	1989	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 1300 HX Base Yr 2022



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

181 SE KIWI WAY, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		118,911
TOTAL MARKET OB/XF VALUE		1,130
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		138,541
SOH/AGL Deduction		16,754
ASSESSED VALUE		121,787
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,065
TOTAL JUST VALUE		138,541
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		138,541

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1436/1084	4/27/2021	WD	Q	I	01	107,500
GRANTOR: DAVIS PATRICIA H						
GRANTEE: LANTROOP LACIE NICO						
0878/2269	1/01/1999	QC	Q	I	01	0
GRANTOR: JOHN ROBERT & MELISSA						
GRANTEE: ROBERT K & PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N10 W10 S10 E10$ W25 UCP= W18 S26 E18 N26$ S26 E15 FOP= S6 E19N6 W19$ E35 N26$.

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	330	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,130

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