

LOT 25 SUZANNE S/D UNIT 5.
ORB 597-622, 696-581, WD 1037-
1212, WD 1049-913, QC 1058-

YEATON JOHN PAUL
233 SW KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-131



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
BAS	480	100
BAS	960	100
FGR	288	55
FOP	24	30
FSP	132	40
PTO	210	5
TOTALS	2,094	1,668

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,668	109.5640	122.71	204,680	1989	1990	0	0	35.00	65.00	
1 SINGLE FAM			0% - 0			Heated Area: 1440				HX Base Yr		
BLD DATE							LGL DATE		04/21/2023 MLU			

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100		480	38,286
BAS	960	100		960	76,571
FGR	288	55		158	12,602
FOP	24	30		7	558
FSP	132	40		53	4,228
PTO	210	5		10	798
TOTALS	2,094			1,668	133,042

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC, PAVMT	0	0	9	70	1.00	UT	0.00	0.00	100	0
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004
3	0120	CLFENCE	4	0	0	0	1.00	UT	0.00	0.00	100	2013

YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
0	3	100	630	
2004	3	100	400	
2013	3	100	1,000	
TOTAL OB/XF 2,030				

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00
Total Acres: 0.45 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500												

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		133,042	
TOTAL MARKET OB/XF VALUE		2,030	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		153,572	
SOH/AGL Deduction		0	
ASSESSED VALUE		153,572	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		153,572	
TOTAL JUST VALUE		153,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		153,572	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051014	Electrical Servic	0	10/11/2024
000047294	Electrical Servic	0	05/22/2023
000047087	Roof Replacement	10,700	04/28/2023
11707	ADDN SFR	0	09/30/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0211	9/25/2014	WD	Q	I	01	99,000
GRANTOR: RYAN S HUDSON						
GRANTEE: JOHN PAUL YEATON						
1253/2572	5/01/2013	WD	U	I	30	100
GRANTOR: W KEITH HUDSON						
GRANTEE: RYAN S HUDSON						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS= W31 PTO= N10 W21 S10 E21\$ W9 FGR= W12 S24 E12 N24\$ S24 E10 FOP= S6 E4 N6 W4\$ E30 BAS= E20 N24 W2 FSP= N11 W12 S11 E12\$ W18 S24\$ N24\$.												