LOT 7 BLOCK C EASTSIDE VILLAGE U
ORB 721-855, WD 1052-796, (DC 12

CHEETHAM JOYCE R
219 SE WILLOW DR
LAKE CITY, FL 32025

2025

03-4S-17-07592-157

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

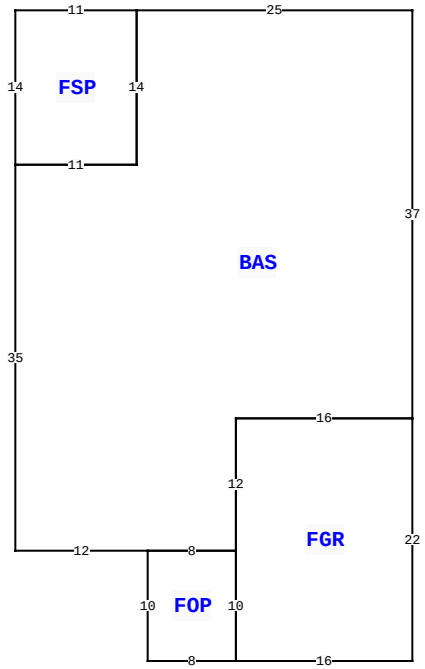
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,418	100		1,418	120,853
FGR	352	55		194	16,534
FOP	80	30		24	2,046
FSP	154	40		62	5,284
TOTALS	2,004			1,698	144,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	106.4280	131.12	222,642	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2006 Heated Area: 1418 HX Base Yr 2006



219 SE WILLOW DR, 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		144,717
TOTAL MARKET OB/XF VALUE		352
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		169,819
SOH/AGL Deduction		78,774
ASSESSED VALUE		91,045
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		35,323
TOTAL JUST VALUE		169,819
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		160,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044256	Roof Replacement	9,120	04/25/2022
30988	MAINT/ALTR	0	04/29/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1273/0194	4/17/2014	LE	U	I	30	100
GRANTOR: JOYCE R CHEETHAM (RES						
GRANTEE: DEBORAH MATTHEUS &						
1052/0796	7/15/2005	WD	Q	I		108,000
GRANTOR: MIKELL						
GRANTEE: CHEETHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FSP= W11 S14 E11 N14$ S14 W11 S35 E12 FOP= S10E8 N10 W8$ E8 FGR= S10 E16 N22 W16 S12$ N12 E16 N37$.

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	20	9	180.00	UT	1.40	1.40	100	0	0	3	100	252	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 352

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.26 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/15/2025 BY SYS