

LOT 4 EASTSIDE VILLAGE UNIT 3.
774-781, WD 1032-399,

IRVINE VICTOR F/IRVINE JEANNETTE B
134 SE WILLOW DRIVE
LAKE CITY, FL 32025

2025

03-4S-17-07592-304

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	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/
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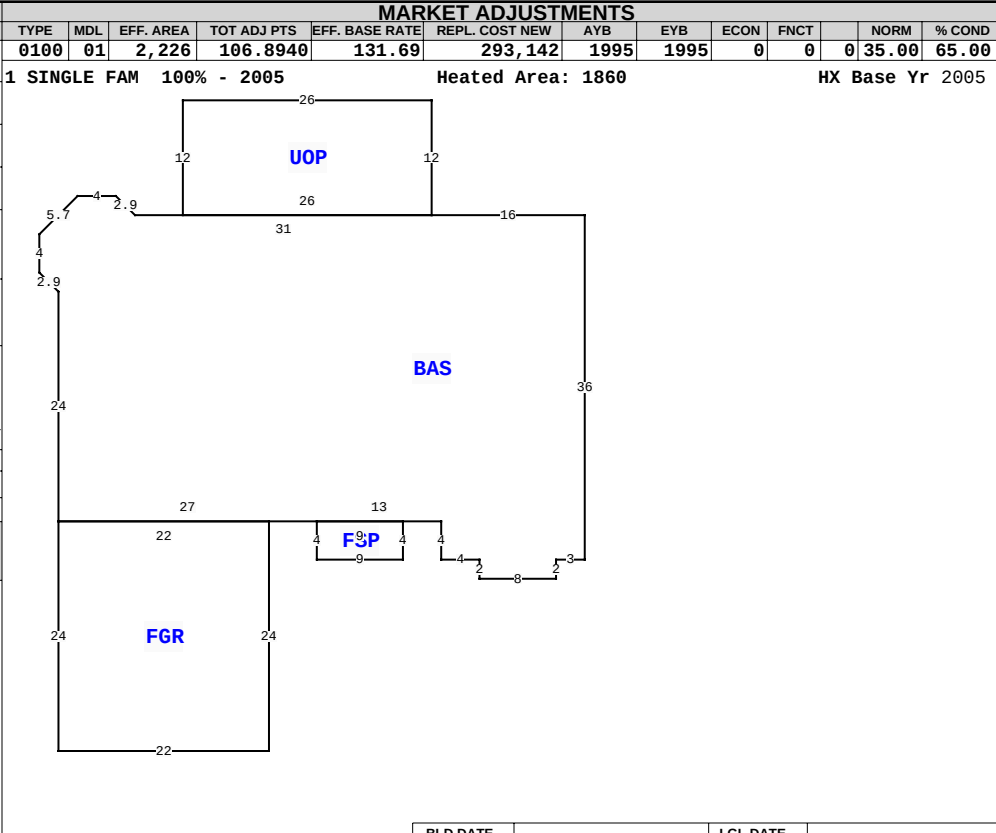
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	159,213
FGR	528	55		290	24,824
FSP	36	40		14	1,199
UOP	312	20		62	5,307
TOTALS	2,736			2,226	190,542

EXTRA FEATURES					
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L N	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		663.00	UT 1.50	1.50	100	1995	1995	3	100	995
2	0190	FPLC PF	0	100	0	0		1.00	UT 1,200.00	1,200.00	100	1995	1995	3	100	1,200
3	0294	SHED WOOD/	0	100	0	0		1.00	UT 0.00	0.00	100	2012	2012	3	100	1,800
4	0296	SHED METAL	0	100	0	0		1.00	UT 0.00	0.00	100	2012	2012	3	100	200

LAND DESCRIPTION																
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.38	22,500.00	30,937.50	30,938							



134 SE WILLOW DR, LAKE CITY

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		190,542			
TOTAL MARKET OB/XF VALUE		4,195			
TOTAL LAND VALUE - MARKET		30,938			
TOTAL MARKET VALUE		225,675			
SOH/AGL Deduction		91,875			
ASSESSED VALUE		133,800			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		83,078			
TOTAL JUST VALUE		225,675			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		215,691			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10006	SFR	315	07/26/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1032/0399	12/02/2004	WD	Q	I		150,000
GRANTOR: NOVAK						
GRANTEE: IRVINE						
0774/0781	5/05/1993	WD	Q	V		24,800
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: ELIZABETH NOVAK						

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS= W16 UOP= N12 W26 S12 E26\$ W31 U2 L2 W4 L4 D4 S4 D2 R2 S24 FGR= S24 E22 N24 W22\$ E27 FSP= S4 E9 N4 W9\$ E13 S4 E4 S2 E8 N2 E3 N36\$.																