LOT 3 BLOCK G EASTSIDE VILLAGE U

856-1109, 1303-215, DC 1309-1280

JUSTIN CHERIE P
111 SE IBIS WAY
LAKE CITY, FL 32025

2025

03-4S-17-07592-683

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

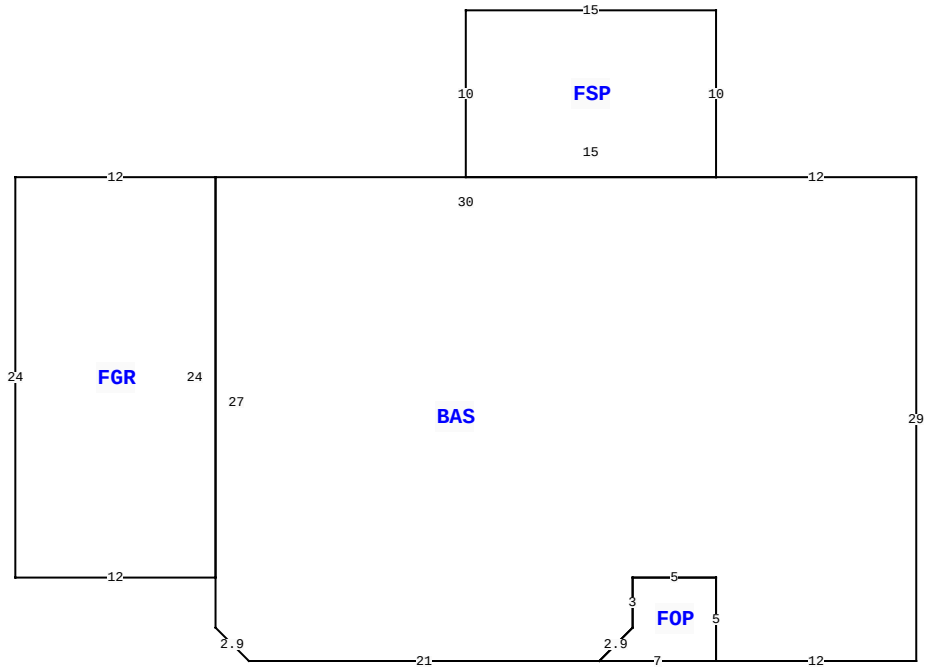
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,189	100		1,189	94,211
FGR	288	55		158	12,519
FOP	27	30		8	634
FSP	150	40		60	4,754
TOTALS	1,654			1,415	112,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,415	110.6000	136.26	192,808	1998	1998	0	0	10	31.85	58.15

1 SINGLE FAM 100% - 2018 Heated Area: 1189 HX Base Yr 2018



111 SE IBIS WAY, LAKE CITY

BLD DATE	11/03/1998 CM	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		112,118
TOTAL MARKET OB/XF VALUE		755
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		137,623
SOH/AGL Deduction		55,153
ASSESSED VALUE		82,470
TOTAL EXEMPTION VALUE	HX HB SX	82,470
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		137,623
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
13791	SFR	205	03/24/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1344/1935	9/22/2017	WD	U	I	12	65,300
GRANTOR: FEDERAL NAITIONAL MOR						
GRANTEE: CHERIE P JUSTIN						
1329/1592	12/28/2016	CT	U	I	18	100
GRANTOR: CLERK OF COURT (ROPER						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N10 W15 S10 E15$ W30 FGR= W12 S24 E12 N24$ S27 D2 R2 E21 FOP= E7 N5 W5 S3 L2 D2 $ U2 R2 N3 E5 S5 E12 N29$.

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	503.00	UT	1.50	1.50	100	1993	1993	3	100	755	

LAND DESCRIPTION

TOTAL OB/XF 755

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	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/07/2017 BY DF Total Acres: 0.23 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 08/25/2025 BY SYS