BEG SW COR OF LOT 2 BLOCK E EAST
UNIT 2, RUN S 565 FT TO C/L CREE
CREEK 216.25 FT, N 467.06 FT, W

LIEBREGTS LINDA/SETO WILLIAM
3869 US HWY 129
LIVE OAK, FL 32060

2025

03-4S-17-07593-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

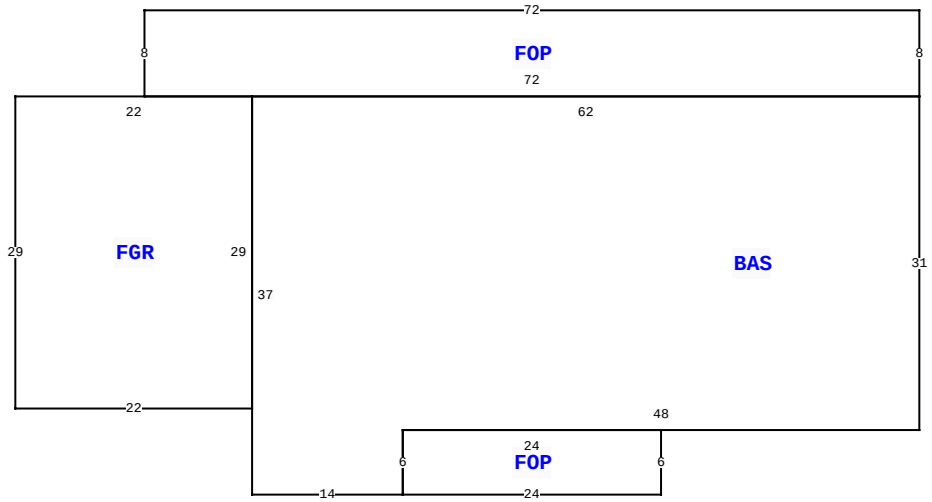
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	2,006	100		2,006	176,888
FGR	638	55		351	30,951
FOP	144	30		43	3,792
FOP	576	30		173	15,255
TOTALS	3,364			2,573	226,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,573	101.3760	124.90	321,368	2000	2000	0	0	0	29.40	70.60

1 SINGLE FAM 0% - 0 Heated Area: 2006 HX Base Yr



104 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	226,886
TOTAL MARKET OB/XF VALUE	1,439
TOTAL LAND VALUE - MARKET	30,938
TOTAL MARKET VALUE	259,263
SOH/AGL Deduction	27,881
ASSESSED VALUE	231,382
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	231,382
TOTAL JUST VALUE	259,263
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17232	SFR	325	07/21/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1206/2784	12/20/2010	WD	U	I	16	100
GRANTOR: WILLIAM SETO AS SUCCE						
GRANTEE: LINDA LIEBREGTS						
1193/1085	4/26/2010	WD	U	I	16	100
GRANTOR: WILLIAM SETO AS SUCCE						
GRANTEE: WILLIAM SETO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W72 S8 E72$ BAS= W62 FGR= W22 S29 E22 N29$ S37 E14
FOP= E24 N6 W24 S6$ N6 E48 N31$.

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	0	0	0	959.00	UT	1.50	1.50	100	2000	2000	3	100	1,439	

LAND DESCRIPTION

TOTAL OB/XF 1,439

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 02/28/2017 BY DF Total Acres: 1.83 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 08/21/2025 BY SYS