THE S 390.33 FT OF E1/2 OF W1/2
NW1/4, EX THE S 25 FT FOR RD R/W

SAUTTER JUDITH L
231 SW MABREY GLN
LAKE CITY, FL 32024

2026

04-4S-16-02772-061

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

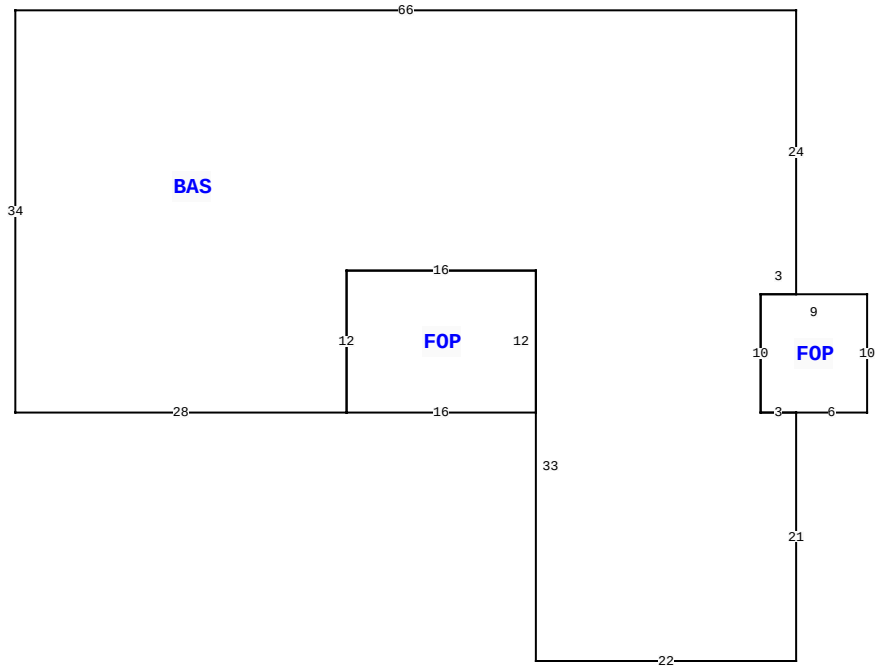
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100		2,484	148,158
FOP	90	30		27	1,611
FOP	192	30		58	3,460
TOTALS	2,766			2,569	153,228

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,569	106.5060	119.29	306,456	1988	1988	15	0	0	35.00	50.00

1 SINGLE FAM 100% - 1996 Heated Area: 2484 HX Base Yr 1996



231 SW MABREY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		153,228
TOTAL MARKET OB/XF VALUE		2,300
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		185,528
SOH/AGL Deduction		67,552
ASSESSED VALUE		117,976
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		62,254
TOTAL JUST VALUE		185,528
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,528

SALE:3:1: CERTIFICATE OF TITLE

SALE:2:1: /RONALD MASTERS HOUSE/

BLDG:1:1: HOUSE NEEDS REPAIRS- MH SURROUNDS AREA.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0813/0284	11/03/1995	WD	Q	I		82,000
GRANTOR: KEITH & SYLVIA FRANCI						
GRANTEE: ROGER W & JUDITH L						
0772/1067	3/18/1993	WD	U	I	11	65,000
GRANTOR: 1ST FED SAVINGS						
GRANTEE: KEITH FRANCIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W66 S34 E28 FOP= E16 N12 W16 S12$ N12 E16 S33 E22 N21
FOP= E6 N10 W9 S10 E3$ W3N10 E3 N24$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0297	SHED CONCR	0	100	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,300

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		00	0.00	0.00	3.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,000							

REVIEW DATE 10/09/2023 BY JB Total Acres: 3.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/07/2025 BY SYS