LOT 4, BLOCK B, MARION PLACE PHA
WD 1039-1329, WD 1156-2519, WD 1

WITT STEPHEN M/WITT GERALDINE L
618 E DUVAL ST
LAKE CITY, FL 32055

2026

05-4S-17-07610-354

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

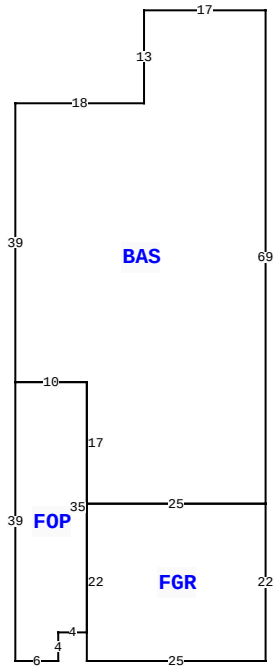
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,011	100		2,011	210,527
FGR	550	55		302	31,616
FOP	374	30		112	11,725
TOTALS	2,935			2,425	253,869

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,425	116.8398	130.86	317,336	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 0% - 0 Heated Area: 2011 HX Base Yr



1809 SW PALOMA CT, 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: 1	Tax Dist:
BUILDING MARKET VALUE	253,869
TOTAL MARKET OB/XF VALUE	1,053
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	273,422
SOH/AGL Deduction	0
ASSESSED VALUE	273,422
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	273,422
TOTAL JUST VALUE	273,422
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	276,595

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3174	SFR	532	02/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1366/0688	8/08/2018	PR	U	I	11	100
GRANTOR: STEPHEN M WITT PR/MAR						
GRANTEE: STEPHEN M & GERALDI						
1279/0917	8/08/2014	WD	Q	I	01	145,000
GRANTOR: DEBRA R BROWN & CHARL						
GRANTEE: MARJORIE H DIETZ						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S13 W18 S39 FOP= S39 E6 N4 E4 N35 W10$ E10 S17 FGR= S22 E25 N22 W25$ E25 N69$.

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	421.00	UT	2.50	2.50	100	2005	2005	3	100	1,053	

LAND DESCRIPTION

TOTAL OB/XF 1,053

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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 09/30/2016 BY DF Total Acres: 0.10 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS