LOT 4 & W1/2 LOT 5 BLOCK 4
LAKEWOOD S/D.
LE 888-2219, WD 1361-1905, WD

HANNEY RICHARD L/STEDMAN ANNE M
170 SW LAKEWOOD LN
LAKE CITY, FL 32025

2025

05-4S-17-07810-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

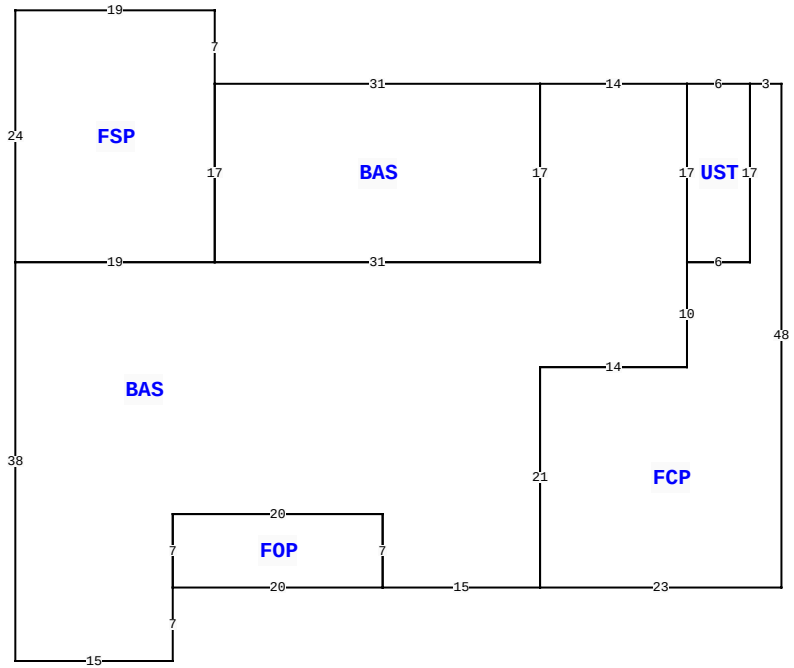
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	527	100		527	42,490
BAS	1,893	100		1,893	152,625
FCP	624	25		156	12,578
FOP	140	30		42	3,387
FSP	456	40		182	14,674
UST	102	45		46	3,709
TOTALS	3,742			2,846	229,462

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,846	114.8560	124.04	353,018	1954	1954	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2020 Heated Area: 2420 HX Base Yr 2020



170 SE LAKEWOOD LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		229,462
TOTAL MARKET OB/XF VALUE		5,415
TOTAL LAND VALUE - MARKET		18,377
TOTAL MARKET VALUE		253,254
SOH/AGL Deduction		76,821
ASSESSED VALUE		176,433
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		125,711
TOTAL JUST VALUE		253,254
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1363/0961	6/21/2018	WD	U	I	11	100
GRANTOR: THOMAS S TRAMEL III &						
GRANTEE: RICHARD L HANNEY &						
1361/1905	5/31/2018	WD	Q	I	01	132,500
GRANTOR: THOMAS S TRAMEL III &						
GRANTEE: RICHARD L HANNEY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S38 E15 N7 FOP= E20 N7 W20 S7$ N7 E20 S7 E15 FCP= E23 N48 W3 S17 W6 S10 W14 S21$ N21 E14 N10 UST= E6N17 W6 S17$ N17 W14 BAS= W31 FSP= N7 W19 S24 E19 N17$ S17 E31 N17$ S17 W31$.

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	21	79	1,659.00	UT	0.28	0.28	100	0	0	3	100	465	
2	0210	GARAGE U	0	100	20	30	600.00	UT	3.00	3.00	100	0	0	3	100	1,800	
3	0166	CONC,PAVMT	0	100	14	100	1,400.00	UT	2.00	2.00	100	2012	2012	3	100	2,800	
4	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 5,415

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-	229.00	150.00	19,344.00	SF		1.00	1.00	1.00	0.95	0.95	18,377							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.44 Total Land Value: 18,377 Market: 0 Agricultural: 0 Common: 18,377 PRINTED 05/05/2025 BY SYS