LOT 4 BLOCK 6 LAKEWOOD S/D.

391-115, 792-1669, LE 1531-52

ALDERMAN GEORGE F
1576 SE VALENCIA DRIVE
LAKE CITY, FL 32055

2026

05-4S-17-07826-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

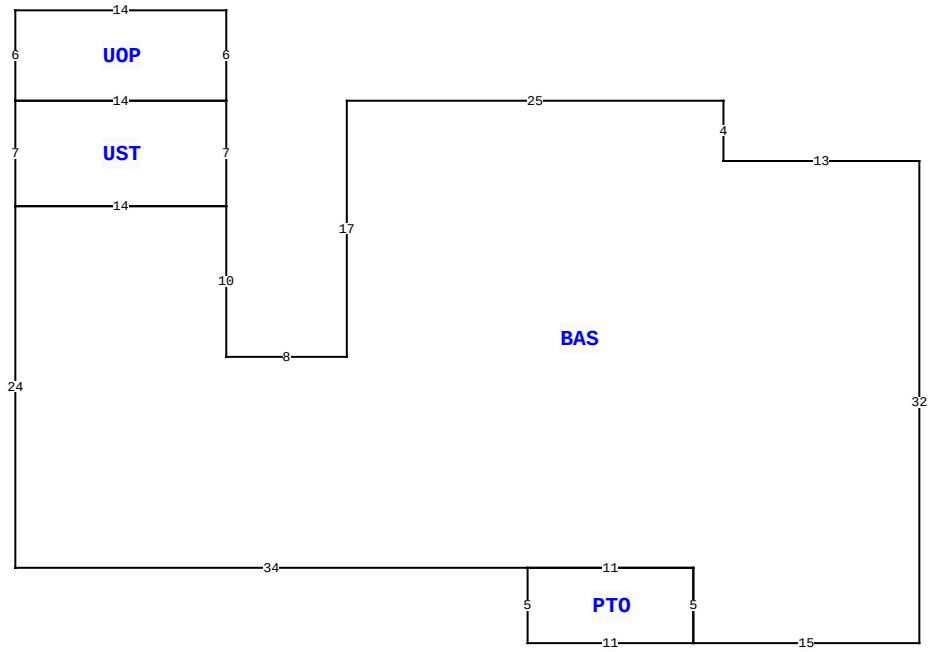
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,649	100		1,649	111,644
PTO	55	5		3	203
UOP	84	20		17	1,151
UST	98	45		44	2,979
TOTALS	1,886			1,713	115,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,713	93.0000	104.16	178,426	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1649 HX Base Yr



1576 SE VALENCIA DR, 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		115,977
TOTAL MARKET OB/XF VALUE		3,584
TOTAL LAND VALUE - MARKET		12,160
TOTAL MARKET VALUE		131,721
SOH/AGL Deduction		68,723
ASSESSED VALUE		62,998
TOTAL EXEMPTION VALUE	HX HB	37,998
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,721
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,721

LAND:1:1: 105X120 + 3,400 SF.

SALE:1:1: $.70 STAMPS

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1531/52	12/04/2024	LE	U	I	14	100
GRANTOR: ALDERMAN GEORGE F (EN						
GRANTEE: ALDERMAN SARAH ELIZ						
0792/1669	7/05/1994	QC	Q	I	02	0
GRANTOR: JOANN ALDERMAN						
GRANTEE: GEORGE F ALDERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N4 W25 S17 W8 N10 UST= N7UOP= N6 W14 S6 E14$ W14 S7 E14$ W14 S24E34 PTO= S5 E11 N5 W11$ E11S5 E15 N32$.

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	0294	SHED WOOD/	0	100	8	14	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0166	CONC,PAVMT	0	100	0	0	294.00	UT	2.00	2.00	100	1993	1993	3	100	588	
3	0252	LEAN-TO W/	0	100	9	8	72.00	UT	2.00	2.00	100	1993	1993	3	100	144	
4	0252	LEAN-TO W/	0	100	13	14	182.00	UT	2.00	2.00	100	1993	1993	3	100	364	
5	0296	SHED METAL	0	100	6	8	48.00	UT	5.00	5.00	100	1993	1993	3	100	240	
6	0060	CARPORT F	0	100	13	42	546.00	UT	5.00	5.00	75	1993	1993	3	75	2,048	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 3,584

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-2	105.00	120.00	16,000.00	SF		1.00	1.00	0.80	0.95	0.76	12,160							

REVIEW DATE 10/03/2016 BY DF Total Acres: 0.37 Total Land Value: 12,160 Market: 0 Agricultural: 0 Common: 12,160 PRINTED 11/07/2025 BY SYS