

CHASE LELAND J
1857 SW WESTER DR
LAKE CITY, FL 32024

06-5S-17-09129-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31 VINYL SID 100										0201 02 1,693 115.9000 108.95 184,452 1999 1999 0 0 45.00 55.00										Tax Group: 3 Tax Dist:									
Roof Structur 03 GABLE/HIP 100										2 MANUF 1 100% - 2000 Heated Area: 1648 HX Base Yr 2000										BUILDING MARKET VALUE 101,449									
Roof Cover 04 COMP SHNGL 50																				TOTAL MARKET OB/XF VALUE 14,008									
Roof Cover 14 PREFIN MT 50																				TOTAL LAND VALUE - MARKET 31,950									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET VALUE 147,407									
Interior Floo 14 CARPET 90																				SOH/AGL Deduction 75,370									
Interior Floo 08 SHT VINYL 10																				ASSESSED VALUE 72,037									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE HX HB 47,037									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 25,000									
Bedrooms 3 100																				TOTAL JUST VALUE 147,407									
Bathrooms 2 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Architectual 01 CONV 100																				PREVIOUS YEAR MKT VALUE 147,407									
Units 0 100																													
Condition Adj 03 03 100																													
Kitchen Adjus 01 01 100																													
Quality 05 05																													
DOR CODE 0200 MOBILE HOME																													
MAP NUM MKT AREA 01																													
NEIGHBORHOOD/LOC 6517.00 1.00/																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 432 100 432 25,886																													
BAS 1,216 100 1,216 72,866																													
FOP 128 35 45 2,697																													
TOTALS 1,776 1,693 101,449																													
EXTRA FEATURES										1857 SW WESTER DR, LAKE CITY																			
L N 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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/07/2025 MLU																			
1 0296 SHED METAL 0 100 24 24 576.00 UT 8.00 8.00 100 1999 1999 3 100 4,608																													
2 0252 LEAN-TO W/ 0 100 24 10 240.00 UT 2.50 2.50 100 2012 2012 3 100 600																													
3 0070 CARPORT UF 0 100 20 18 1.00 UT 0.00 0.00 100 2012 2012 3 100 800																													
4 9945 Well/Sept 0 100 0 0 1.00 UT 7,000.00 7,000.00 100 3 100 7,000																													
5 0081 DECKING WI 0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 800																													
6 0252 LEAN-TO W/ 0 100 0 0 1.00 UT 0.00 0.00 100 2017 2017 3 100 200																													
LAND DESCRIPTION										TOTAL OB/XF 14,008																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T DPTH FACT % COND TOT ADJ UNIT PRICE ADJ UNIT PRICE LAND VALUE OTHER ADJUSTMENTS AND NOTES YEAR DENSITY DECL FRZ YR CONSRV																													
1 0200 C MBL HM 100 A-1 0.00 0.00 1.13 AC 1.00 1.00 1.00 15,000.00 15,000.00 16,950																													
2 0200 C MBL HM 100 A-1 0.00 0.00 1.00 AC 1.00 1.00 1.00 15,000.00 15,000.00 15,000																													
REVIEW DATE 07/24/2017 BY RP										Total Acres: 2.13 Total Land Value: 31,950 Market: 0 Agricultural: 0 Common: 31,950										PRINTED 11/07/2025 BY SYS									