BEG NE COR OF NW1/4, RUN S 122.8
N 122.73 FT, E 355 FT TO POB.

PHY CHARLES SR/PHY JASMINE CHANTELLE
1804 SW WESTER DR
LAKE CITY, FL 32024

2026

06-5S-17-09130-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

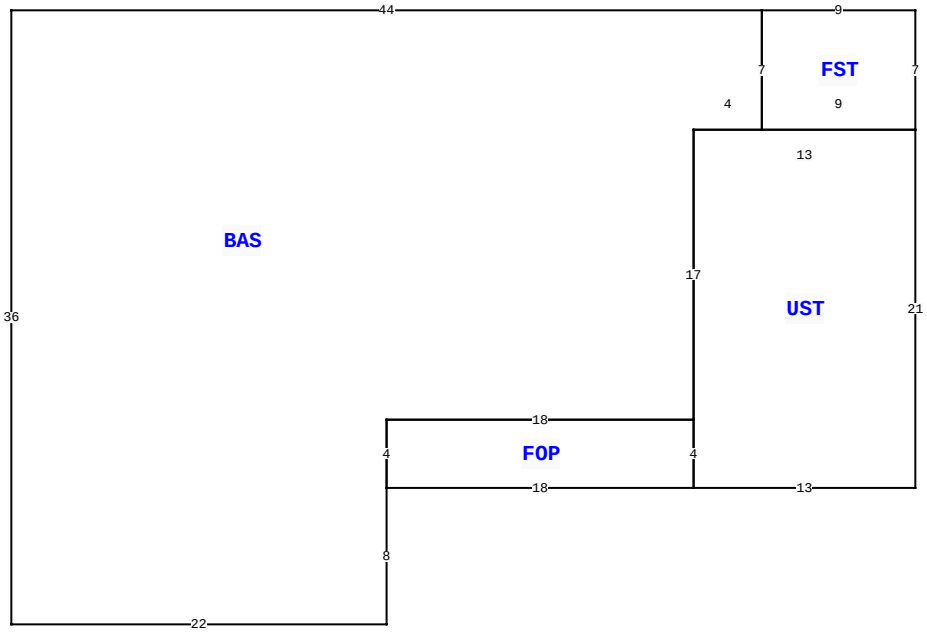
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100		1,252	159,859
FOP	72	30		22	2,809
FST	63	55		35	4,469
UST	273	45		123	15,705
TOTALS	1,660			1,432	182,842

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,432	126.6720	141.87	203,158	1977	2015	0	0	0	10.00	90.00

1 SINGLE FAM 0% - 2021 Heated Area: 1252 HX Base Yr



1804 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	182,842
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	18,000
TOTAL MARKET VALUE	200,942
SOH/AGL Deduction	0
ASSESSED VALUE	200,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,942
TOTAL JUST VALUE	200,942
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1425/2322	11/19/2020	WD	Q	I	01	157,000
GRANTOR: LEV PETER & JOANN						
GRANTEE: PHY CHARLES SR						
1400/2352	12/05/2019	WD	Q	I	01	115,000
GRANTOR: KARAN L MCCAUGHEY TRU						
GRANTEE: PETER & JOANN LEV (						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W44 S36 E22 N8 N4 E18 N17 E4 N7 $
UST=[ORIG=-4,24] S4 E13 N21 W13 S17 $
FOP=[ORIG=-22,28] E18 N4 W18 S4 $
FST=[ORIG=0,7] E9 N7 W9 S7 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 18,000 Market: 0 Agricultural: 0 Common: 18,000 PRINTED 11/07/2025 BY SYS