COMM NW COR OF SW1/4 OF NE1/4, R
LINE OF RD, S 442 FT, E 222 FT F
222 FT, S 196 FT TO N LINE OF JU

CLARK DEBRA L
171 SW JUNE GLN
LAKE CITY, FL 32024

2026

06-5S-17-09135-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

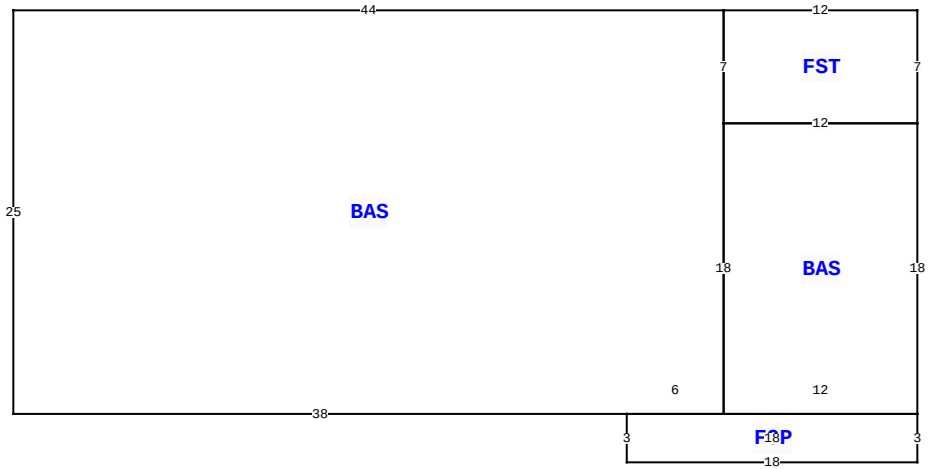
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 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	6517.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	216	100		216	18,084
BAS	1,100	100		1,100	92,092
FOP	54	30		16	1,340
FST	84	55		46	3,851
TOTALS	1,454			1,378	115,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,378	115.0000	128.80	177,486	1973	1983	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 1316 HX Base Yr 2003



171 SW JUNE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		115,366
TOTAL MARKET OB/XF VALUE		4,300
TOTAL LAND VALUE - MARKET		20,000
TOTAL MARKET VALUE		139,666
SOH/AGL Deduction		53,583
ASSESSED VALUE		86,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		35,361
TOTAL JUST VALUE		139,666
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		139,666

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0961/1038	8/29/2002	WD	Q	I		63,000
GRANTOR: GARY W & TERI NEWCOMB						
GRANTEE: DEBRA CLARK						
0869/1357	11/17/1998	WD	Q	I	01	100
GRANTOR: VELMA NEWCOMB						
GRANTEE: GARY WAYNE NEWCOMB						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 S25 E38 FOP= S3 E18 N3W18$ E6 BAS= E12 N18 W12 S18$ N18 FST= E12 N7 W12S7$ N7$.

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	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
2	0031	BARN,MT AE	0	100	21	50	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
3	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
4	0040	BARN,POLE	0	100	10	12	120.00	UT	2.50	2.50	100	1993	1993	3	100	300	
5	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,300

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 07/24/2017 BY RP Total Acres: 1.00 Total Land Value: 20,000 Market: 0 Agricultural: 0 Common: 20,000 PRINTED 11/06/2025 BY SYS