COMM SE COR OF NE1/4 OF SW1/4, R
FT FOR POB, CONT W 197.22 FT, N
E 197.22 FT, S 331.31 FT TO POB.

DEKLE CHRISTOPHER W
345 SW SEGREST WAY
LAKE CITY, FL 32024

2026

07-4S-16-02806-027

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

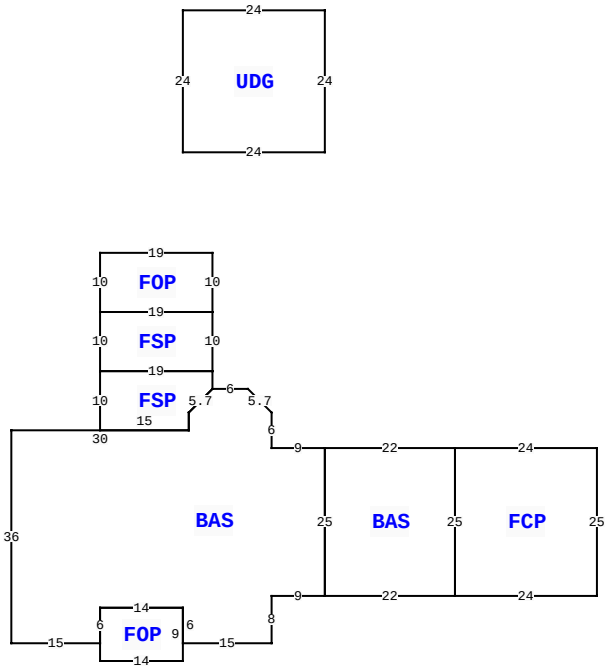
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	7416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100		550	50,691
BAS	1,807	100		1,807	166,543
FCP	600	25		150	13,825
FOP	126	30		38	3,502
FOP	190	30		57	5,253
FSP	170	40		68	6,267
FSP	190	40		76	7,005
UDG	576	55		317	29,217
TOTALS	4,209			3,063	282,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,063	115.9000	129.81	397,608	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2357 HX Base Yr 1997



345 SW SEGREST WAY, 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		282,302
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		307,682
SOH/AGL Deduction		115,682
ASSESSED VALUE		192,000
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,278
TOTAL JUST VALUE		307,682
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,658

SALE:1:1: 1.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38573	MAINT/ALTR	75	09/09/2019
11559	SFR	265	08/23/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/0429	7/03/1996	WD	Q	V	02	0

GRANTOR: DENIS & SANDRA CABALI

GRANTEE: CHRISTOPHER & JENNI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W9 N6 U4 L4 W6 FSP= N3 FSP= N10 FOP= N10 W19 S10 E19$ W19 S10 E19$ W19 S10 E15 N3 U4 R4 $ L4 D4 S3 W30 S36 E15 FOP= S3 E14 N9 W14 S6$ N6 E14 S6 E15 N8 E9 BAS= E22 FCP= E24 N25 W24 S25$ N25 W22 S25$ N25$ PTR= N50 UDG= N24 W24 S24 E24$ S50$.

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	24	48	1,152.00	UT	2.50	2.50	100	2006	2006	3	100	2,880	

LAND DESCRIPTION

TOTAL OB/XF 2,880

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		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	15,000.00	15,000.00	22,500							

REVIEW DATE 02/12/2024 BY JB Total Acres: 1.50 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/18/2025 BY SYS