COMM NW COR OF SW1/4 OF NE1/4, R
TO E R/W OF RD, S ALONG R/W 549.
POB, RUN E 140 FT, S 143.08 FT,

OLIVER LINDA G/NEWSOME LAVERNE
229 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08109-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

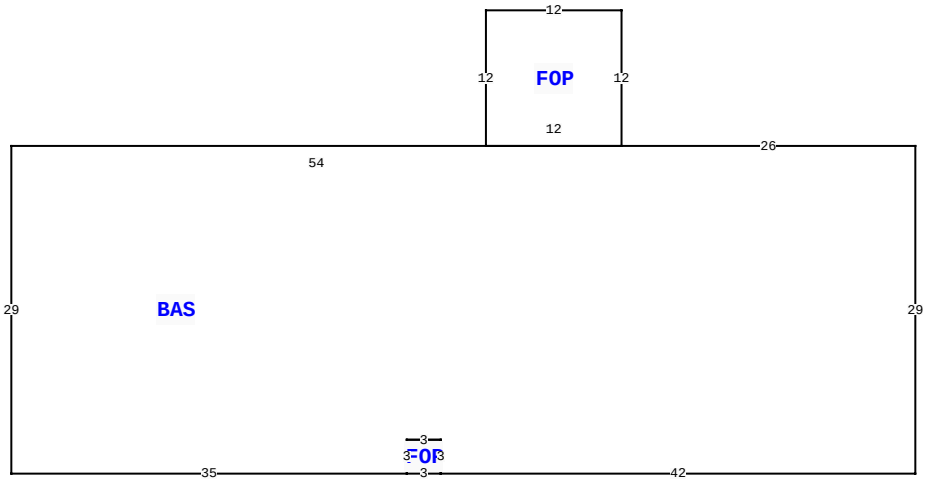
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	7417.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,311	100		2,311	182,451
FOP	9	30		3	237
FOP	144	30		43	3,395
TOTALS	2,464			2,357	186,083

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,357	108.4460	121.46	286,281	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2003 Heated Area: 2311 HX Base Yr 2003



229 SW AURORA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		186,083
TOTAL MARKET OB/XF VALUE		1,694
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		206,277
SOH/AGL Deduction		81,257
ASSESSED VALUE		125,020
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,298
TOTAL JUST VALUE		206,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,277

SALE:1:1: 1 AC WITH IMP

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0962/2337	9/19/2002	WD	Q	I		105,700
GRANTOR: NADINE ROGERS						
GRANTEE: LINDA OLIVER & LAVE						
0781/0796	10/15/1993	WD	Q	I		68,000
GRANTOR: PARKVIEW CHURCH						
GRANTEE: JAMES ROGERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N12 W12 S12 E12$ W54 S29 E35 FOP= E3N3 W3 S3$ N3 E3 S3 E42 N29$.

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	78	12	1.00	UT	1,000.00	1,000.00	50	0	0	3	50	500	
2	0166	CONC,PAVMT	0	100	17	16	1.00	UT	500.00	500.00	50	0	0	3	50	250	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0120	CLFENCE 4	0	100	33	8	264.00	UT	4.50	4.50	50	1993	1993	3	50	594	
5	0296	SHED METAL	0	100	10	10	100.00	UT	5.00	5.00	50	1993	1993	3	50	250	

LAND DESCRIPTION

TOTAL OB/XF 1,694

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/03/2017 BY DF Total Acres: 0.46 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS