E 550.00 FT OF S1/2 OF SE1/4 OF
FT & EX S 30 FT.

TAYLOR LUCIENNE L
175 SE KLONDIKE PL
LAKE CITY, FL 32025

**2026**

**09-4S-17-08301-034**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

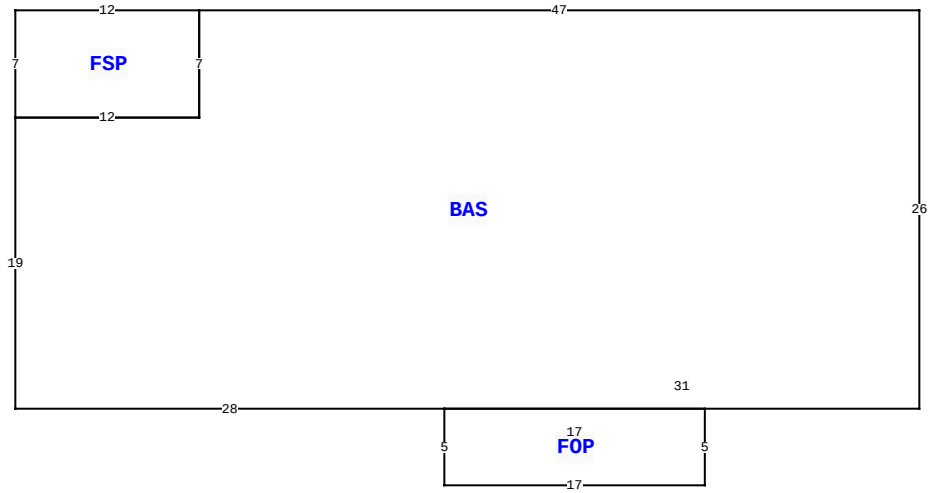
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 12 | HARDWOOD 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 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 | 9417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,450 | 100 | | 1,450 | 133,213 |
| FOP | 85 | 30 | | 26 | 2,388 |
| FSP | 84 | 40 | | 34 | 3,123 |
| TOTALS | 1,619 | | | 1,510 | 138,725 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,510 | 113.8500 | 127.51 | 192,540 | 1999 | 1999 | 0 | 0 | 0 | 27.95 | 72.05 |

1 SINGLE FAM 100% - 2000 Heated Area: 1450 HX Base Yr 2000




149 SE KLONDIKE PL, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/10/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 138,725 |
| TOTAL MARKET OB/XF VALUE | | 1,400 |
| TOTAL LAND VALUE - MARKET | | 22,386 |
| TOTAL MARKET VALUE | | 162,511 |
| SOH/AGL Deduction | | 54,102 |
| ASSESSED VALUE | | 108,409 |
| TOTAL EXEMPTION VALUE | HX HB WX | 55,722 |
| BASE TAXABLE VALUE | | 52,687 |
| TOTAL JUST VALUE | | 162,511 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 164,571 |

SALE:1:1: DICKS OWNS SUWANCOL

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 16118 | SFR | 240 | 10/07/1999 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1541/1399 | 6/02/2025 | LE | U | I | 14 | 100 |

GRANTOR: TAYLOR LUCIENNE L
GRANTEE: TAYLOR LUCIENNE L (

| | | | | | | |
|---|---|---|---|---|---|---|
| 1312/2751 | 4/11/2016 | PB | U | I | 18 | 100 |

GRANTOR: CLERK OF COURT ( ROBE
GRANTEE: LUCIENNE L TAYLOR A

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W47 FSP= W12 S7 E12 N7$ S7 W12 S19 E28 FOP= S5 E17 N5 W17$ E31 N26$.

## 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 | 0070 | CARPORT UF | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 2 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 1,000 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,400

| 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 | 0.82 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 7,380 | | | | | | | |
| 2 | 0000 | C | VAC RES | 100 | | A-1 | 0.00 | 0.00 | 1.64 | AC | | 1.00 | 1.00 | 1.00 | 9,000.00 | 9,000.00 | 14,760 | | | | | | | |
| 3 | 9630 | C | SWAMP | 100 | | A-1 | 0.00 | 0.00 | 2.46 | AC | | 1.00 | 1.00 | 1.00 | 100.00 | 100.00 | 246 | | | | | | | |

REVIEW DATE 04/11/2017 BY BC Total Acres: 4.92 Total Land Value: 22,386 Market: 0 Agricultural: 0 Common: 22,386 PRINTED 11/21/2025 BY SYS