LOT 2 BLK A COLUMBIA ESTATES.
783-1466, WD 857-92, 958-2675,

CHRISTMAN ANTHONY
142 SW WILLIS PL
LAKE CITY, FL 32024

2026

10-5S-16-03529-102

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
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
Quality	06	06

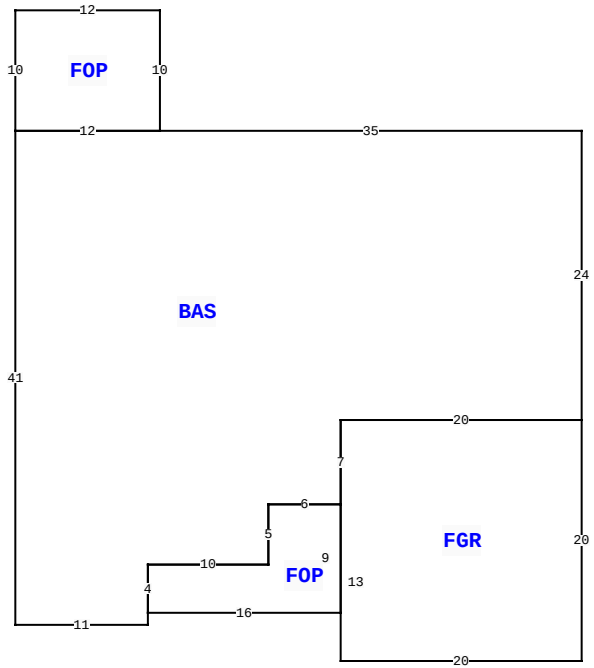
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 10516.070 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,477	100		1,477	149,529
FGR	400	55		220	22,273
FOP	94	30		28	2,835
FOP	120	30		36	3,645
TOTALS	2,091			1,761	178,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,761	116.6319	130.63	230,039	2007	2007	0	0	0	22.50	77.50

2 SINGLE FAM 100% - 2017 Heated Area: 1477 HX Base Yr 2017



142 SW WILLIS PL, LAKE CITY

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

EXTRA FEATURES

L N	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	1,194.00	UT	2.50	2.50	100	2007	2007	3	100	2,985	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,280
TOTAL MARKET OB/XF VALUE		2,985
TOTAL LAND VALUE - MARKET		22,000
TOTAL MARKET VALUE		203,265
SOH/AGL Deduction		64,987
ASSESSED VALUE		138,278
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,556
TOTAL JUST VALUE		203,265
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,141

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25792	SFR	461	05/08/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1419/1962	9/10/2020	QC	U	I	11	100
GRANTOR: ANTHONY & DANIELLE CH						
GRANTEE: ANTHONY CHRISTMAN						
1292/0153	3/31/2015	WD	U	I	12	114,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: ANTHONY & DANIELLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N10 W12 S10 E12$ W12 S41 E11 N1 FOP= E16 N9 W6 S5 W10 S4$ N4 E10 N5 E6 FGR= S13 E20 N20 W20 S7$ N7 E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,985

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 09/11/2019 BY BC Total Acres: 1.02 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 09/19/2025 BY SYS