LOT 13 MAY-FAIR S/D UNIT 3.
WD 1085-739, WD 1149-363,
WD 1207-2688,

CALDWELL JUNE E
170 SW VANN CT
LAKE CITY, FL 32024-3893

2026

11-4S-16-02911-313

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 80
Interior Floo	15	HARDTILE 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

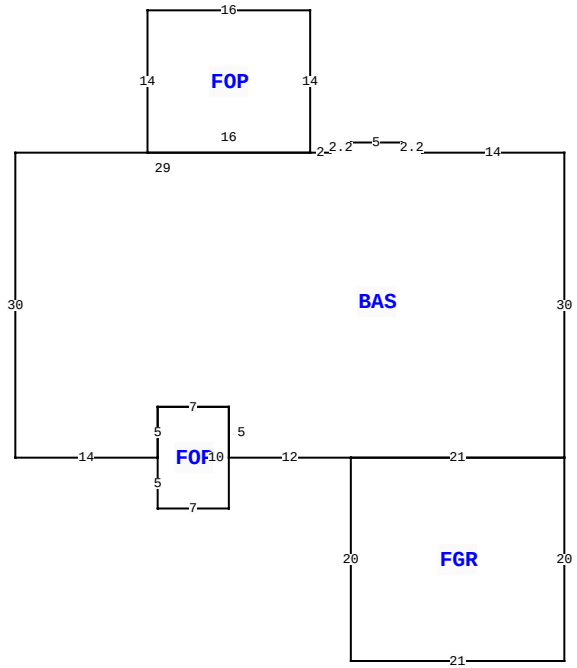
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,592	100		1,592	181,549
FGR	420	55		231	26,343
FOP	70	30		21	2,395
FOP	224	30		67	7,641
TOTALS	2,306			1,911	217,927

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,911	121.2162	135.76	259,437	2009	2009	0	0	0	16.00	84.00

1 SINGLE FAM 100% - 2011 Heated Area: 1592 HX Base Yr 2011



170 SW VANN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		217,927
TOTAL MARKET OB/XF VALUE		5,844
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		258,771
SOH/AGL Deduction		132,763
ASSESSED VALUE		126,008
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		75,286
TOTAL JUST VALUE		258,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27921	SFR	678	07/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1207/2688	12/29/2010	WD	Q	I	01	145,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: JUNE E CALDWELL						
1149/0363	4/28/2008	WD	Q	V	03	52,000
GRANTOR: CONCEPT CONSTRUCTION						
GRANTEE: PETER W GIEBEIG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 L2 U1 W5 D1 L2 W2 FOP= N14 W16 S14 E16$ W29 S30 E14 FOP= S5 E7 N10 W7 S5$ N5 E7 S5 E12 FGR= S20 E21 N20 W21$ E21 N30$.

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	1,353.00	UT	2.25	2.25	100	2009	2009	3	100	3,044	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,800	

LAND DESCRIPTION

TOTAL OB/XF 5,844

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	35,000.00	35,000.00	35,000							

REVIEW DATE 11/08/2023 BY JB Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS