LOT 28 MAY-FAIR S/D UNIT 3.
WD 1087-187, WD 1219-2798,
QC 1234-2032 & QC 1247-1887,

LABONTE PEI-LIN/LEE NATHAN
184 SW LUCILE CT
LAKE CITY, FL 32024

2026

11-4S-16-02911-328

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 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

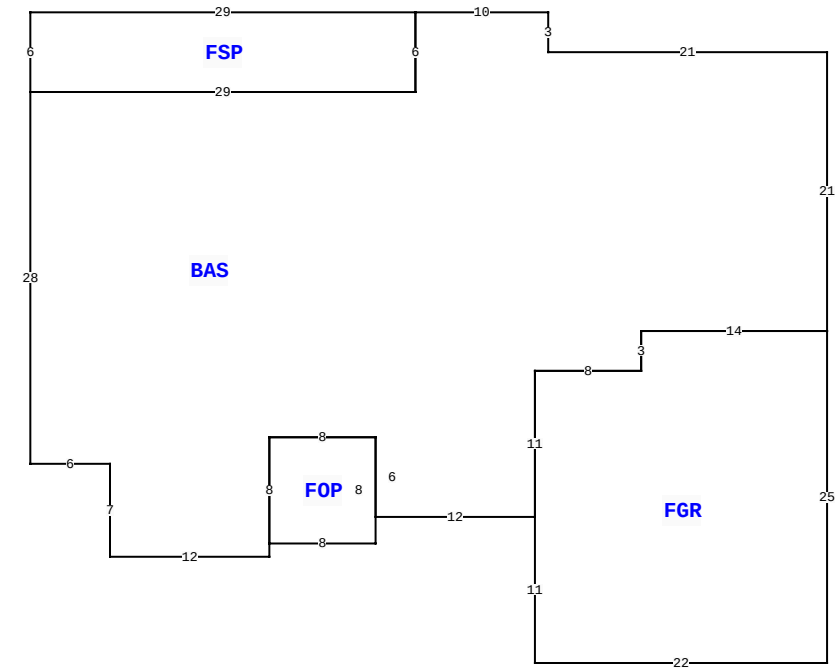
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 11416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,723	100		1,723	199,788
FGR	526	55		289	33,511
FOP	64	30		19	2,203
FSP	174	40		70	8,117
TOTALS	2,487			2,101	243,619

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,101	120.3867	134.83	283,278	2011	2011	0	0	0	14.00	86.00

1 SINGLE FAM 100% - 2013 Heated Area: 1723 HX Base Yr 2013



184 SW LUCILE CT, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		243,619
TOTAL MARKET OB/XF VALUE		5,360
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		283,979
SOH/AGL Deduction		96,799
ASSESSED VALUE		187,180
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		136,458
TOTAL JUST VALUE		283,979
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28730	SFR	714	07/19/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1249/1585	1/11/2013	QC	U	I	11	0
GRANTOR: MING-SHIOW CHEN LEE &						
GRANTEE: NATHAN LEE & PEI-LI						
1247/1887	1/11/2013	QC	U	I	11	0
GRANTOR: MING-SHIOW CHEN LEE &						
GRANTEE: NATHAN LEE & PEI-LI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W21 N3 W10 S6 W29 S28 E6 S7 E12 N1 N8 E8 S6
E12 N11 E8 N3 E14 N21 $
FGR=[ORIG=-22,35] S11 E22 N25 W14 S3 W8 S11 $
FSP=[ORIG=-31,-3] W29 S6 E29 N6 $
FOP=[ORIG=-42,37] E8 N8 W8 S8 $
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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	1,530.00	UT	2.00	2.00	100	2011	2011	3	100	3,060	
2	0296	SHED METAL	0	100	0	0	1.00	UT	800.00	800.00	100	2024	2023		100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 5,360

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 03/27/2024 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS