LOT 11 CREEKSIDE S/D.
WD 1019-1365, WD 1045-2009, WD 1

BRITTEN JAMES R/BRITTEN KAREN K
140 SW LUCY CT
LAKE CITY, FL 32025

**2026**

12-4S-16-02939-111

# COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

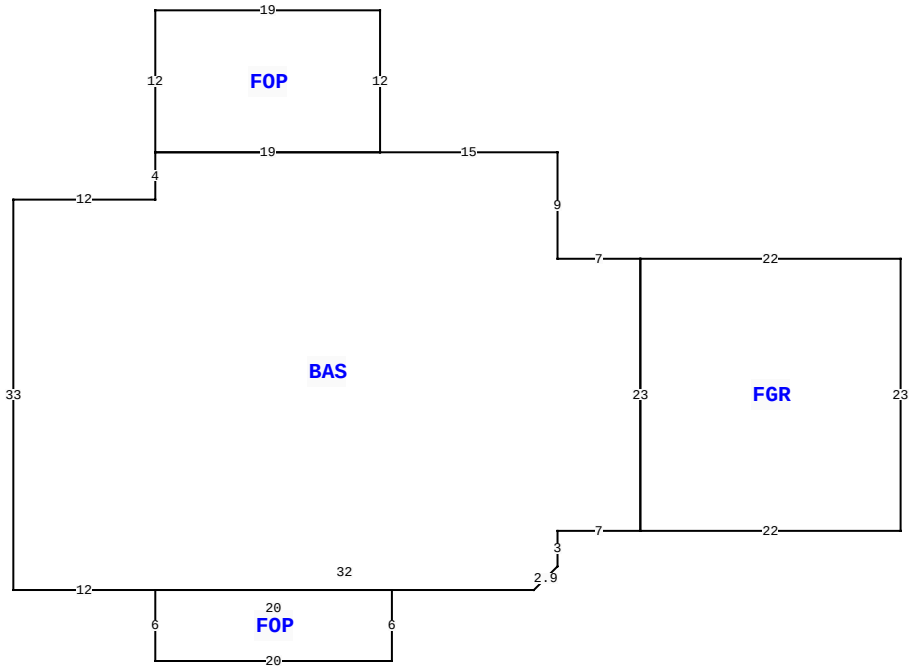
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 15 | HARDTILE 20 |
| Air Condition | 03 | CENTRAL 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 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 06 | 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 12416.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,813 | 100 | | 1,813 | 198,922 |
| FGR | 506 | 55 | | 278 | 30,502 |
| FOP | 120 | 30 | | 36 | 3,950 |
| FOP | 228 | 30 | | 68 | 7,461 |
| TOTALS | 2,667 | | | 2,195 | 240,835 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,195 | 122.4531 | 137.15 | 301,044 | 2005 | 2005 | 0 | 0 | 0 | 20.00 | 80.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 1813 HX Base Yr 2018




140 SW LUCY 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 | | 240,835 |
| TOTAL MARKET OB/XF VALUE | | 34,168 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 310,003 |
| SOH/AGL Deduction | | 93,955 |
| ASSESSED VALUE | | 216,048 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 165,326 |
| TOTAL JUST VALUE | | 310,003 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 313,778 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000052156 | Roof Replacement | 17,500 | 01/27/2025 |
| 28496 | POOL ENCL | 30 | 04/19/2010 |
| 28449 | POOL | 195 | 03/25/2010 |
| 22583 | SFR | 546 | 12/10/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1349/0587 | 12/05/2017 | WD | Q | I | 01 | 240,000 |
| GRANTOR: VINCENZA KOGER | | | | | | |
| GRANTEE: JAMES R & KAREN K B | | | | | | |
| 1178/0878 | 7/31/2009 | WD | Q | I | 01 | 165,000 |
| GRANTOR: ZOLTAN & ILONA SZABO | | | | | | |
| GRANTEE: PORTER H & VINCENZA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W15 FOP= N12 W19 S12 E19$ W19 S4 W12 S33 E12 FOP= S6 E20 N6 W20$ E32 U2 R2 N3 E7 FGR= E22 N23 W22 S23$ N23 W7 N9$.

## 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 | 1,153.00 | UT | 2.00 | 2.00 | 100 | 2005 | 2005 | 3 | 100 | 2,306 | |
| 2 | 0060 | CARPORT F | 0 | 100 | 18 | 40 | 720.00 | UT | 4.50 | 4.50 | 100 | 2009 | 2009 | 3 | 100 | 3,240 | |
| 3 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1,512.00 | UT | 2.50 | 2.50 | 100 | 2009 | 2009 | 3 | 100 | 3,780 | |
| 4 | 0280 | POOL R/CON | 0 | 100 | 14 | 26 | 364.00 | UT | 70.00 | 70.00 | 100 | 2010 | 2010 | 3 | 65 | 16,562 | |
| 5 | 0282 | POOL ENCL | 0 | 100 | 22 | 40 | 880.00 | UT | 15.00 | 15.00 | 100 | 2010 | 2010 | 3 | 40 | 5,280 | |
| 6 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2014 | 2014 | 3 | 100 | 2,200 | |
| 7 | 0296 | SHED METAL | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2024 | 2023 | | 100 | 800 | |

## LAND DESCRIPTION

TOTAL OB/XF 34,168

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 02/24/2025 BY jerry Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS