

LOT 13 BLOCK A FOREST COUNTRY
SECOND ADDITION. PORTION IN
SEC 22 4S-16. WD 1007-1345 &

GRAHAM WALTER I/GRAHAM DENISE L
723 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2025

15-4S-16-03000-002



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 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	01	NONE 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
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NEIGHBORHOOD/LOC	15416.020	1.00/
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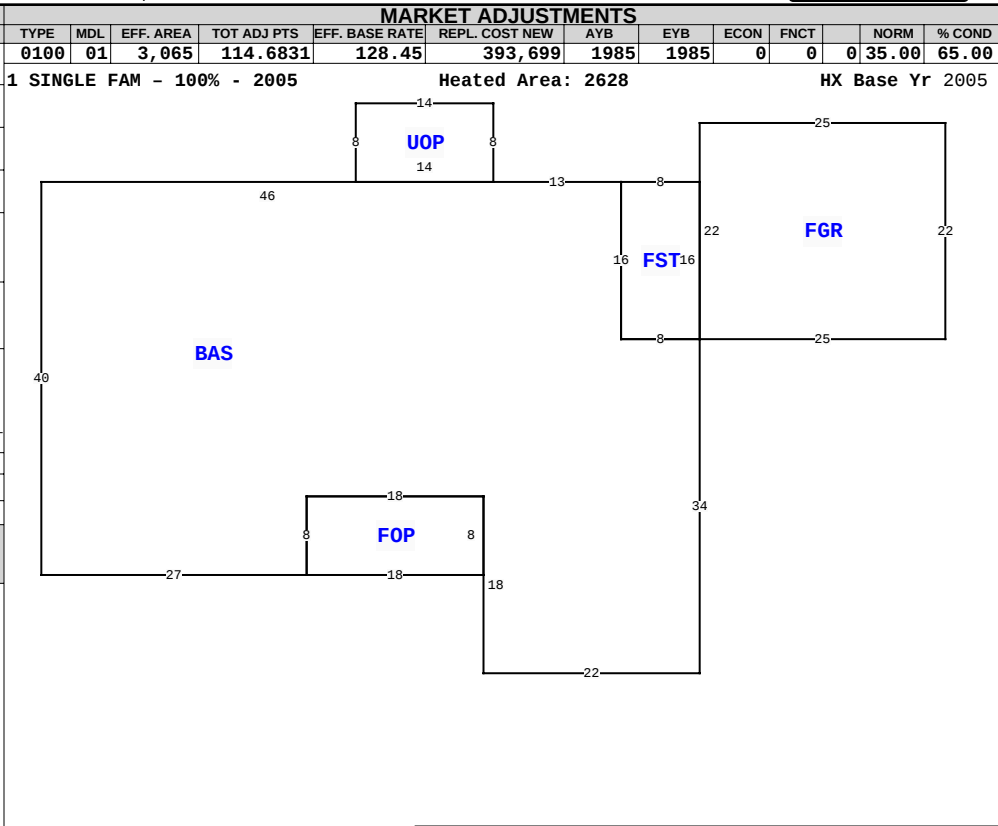
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,628	100		2,628	219,419
FGR	550	55		302	25,215
FOP	144	30		43	3,590
FST	128	55		70	5,845
UOP	112	20		22	1,837

TOTALS	3,562			3,065	255,904
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00
3	0166	CONC, PAVMT	0	100	0	0	988.00	UT	1.50
4	0120	CLFENCE 4	0	100	0	0	134.00	UT	4.50
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.50

REVIEW DATE	08/28/2024	BY	KS
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180 SW SLASH LN, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC, PAVMT	0	100	0	0	988.00	UT	1.50	1.50	100	1996	1996	3	100	1,482	
4	0120	CLFENCE 4	0	100	0	0	134.00	UT	4.50	4.50	100	1993	1993	3	100	603	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

TOTAL OB/XF												20,421	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00			
RSF-1	0.00	0.00	0.50	LT		1.00	1.00	0.90	35,000.00	31,500.00			

Total Acres: 0.87	Total Land Value: 47,250	Market: 0	Agricultural: 0	Common: 47,250
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COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		255,904	
TOTAL MARKET OB/XF VALUE		20,421	
TOTAL LAND VALUE - MARKET		47,250	
TOTAL MARKET VALUE		323,575	
SOH/AGL Deduction		116,146	
ASSESSED VALUE		207,429	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		156,707	
TOTAL JUST VALUE		323,575	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		300,828	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30837	MAINT/ALTR	60	03/11/2013
03365	MAINT/ALTR	45	08/10/2012
10994	POOL	80	04/08/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1007/1345	2/17/2004	WD	Q	I		195,000
GRANTOR: GLENN & DEBORAH S OWE						
GRANTEE: WALATER I & DENISE						
1007/1345	2/17/2004	WD	Q	I		195,000
GRANTOR: GLENN & DEBORAH S OWE						
GRANTEE: WALTER I & DENISE L						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 UOP= N8 W14 S8 E14SW46S40 E27 FOP= E18 N8 W18 S8\$ N8 E18 S18 E22 N34 FGR= E25 N22 W25 S22\$ FST= N16 W8 S16 E8\$ W8 N16\$.									