LOT 12 CALLAWAY S/D UNIT 1.
819-193, 996-294, WD 1003-113,
QC 1193-1115, QC 1278-2621, WD

SKEEN IRIS J
157 SW GARDEN CT
LAKE CITY, FL 32024

2026

15-4S-16-03023-112

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

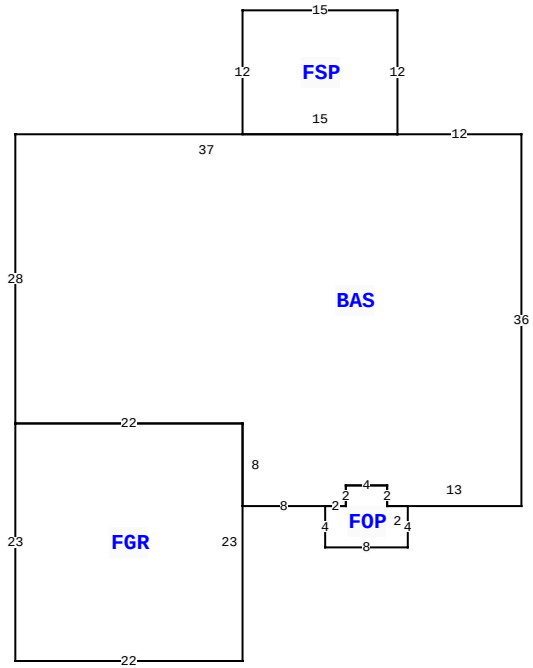
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100		1,580	181,900
FGR	506	55		278	32,005
FOP	40	30		12	1,382
FSP	180	40		72	8,289
TOTALS	2,306			1,942	223,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,942	130.1146	145.73	283,008	2004	2004	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2019 Heated Area: 1580 HX Base Yr 2019



157 SW GARDEN 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: 3	Tax Dist:	
BUILDING MARKET VALUE		223,576
TOTAL MARKET OB/XF VALUE		8,972
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		267,548
SOH/AGL Deduction		80,922
ASSESSED VALUE		186,626
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		85,904
TOTAL JUST VALUE		267,548
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,378

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044335	Roof Replacement	14,920	05/03/2022
21173	SFR	257	10/17/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1350/2732	1/02/2018	WD	Q	I	01	145,000
GRANTOR: OLENA JOYCE DUNLAP						
GRANTEE: IRIS J SKEEN						
1309/0804	2/05/2016	WD	Q	I	01	161,000
GRANTOR: CLARENCE EDWARD JACKS						
GRANTEE: OLENA JOYCE DUNLAP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FSP= N12 W15 S12 E15$ W37 S28 FGR= S23 E22 N23 W22$ E22 S8 E8 FOP= S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E13 N36$.

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	1,206.00	UT	2.00	2.00	100	2004	2004	3	100	2,412	
2	0251	LEAN TO W/	0	100	10	24	240.00	UT	5.00	5.00	100	2007	2007	3	100	1,200	
3	0031	BARN,MT AE	0	100	16	24	380.00	UT	12.00	12.00	100	2007	2007	3	100	4,560	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 8,972

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		00	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 06/19/2024 BY KS Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS