

LOT 16 EAGLES RIDGE S/D PHASE 2.
AG 1043-1197, WD 1067-2599, WD 1

AKERS WILLIAM EDWARD/AKERS BRANDON
256 SE VALERIE CT
LAKE CITY, FL 32025

2026

15-4S-17-08355-516



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0200 MOBILE HOME	
MAP NUM		06
NEIGHBORHOOD/LOC	15417.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,040	100		2,040	120,133
CAN	64	30		19	1,119
CAN	136	30		41	2,415
CAN	144	30		43	2,532
CAN	288	30		86	5,064
FOP	96	35		34	2,002
FOP	192	35		67	3,946
FSP	168	40		67	3,946

TOTALS	3,128			2,397	141,156
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0294	SHED WOOD/	0	0	24	12		288.00	UT 14.00	100	0
2	0252	LEAN-T0 W/	0	0	10	12		120.00	UT 2.50	100	0
3	9947	Septic	0	0	0	0		1.00	UT 3,000.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0200	C	MBL HM	0		RSF-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,397	113.9000	107.07	256,647	2005	2005	0	0	0	45.00	55.00
1 MANUF 1 0% - 0 Heated Area: 2040 HX Base Yr												
CAN FSP FOP CAN BAS CAN FOP CAN												

256 SE VALERIE CT, LAKE CITY	BLD DATE	LGL DATE	04/21/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF												
7,332												

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		141,156	
TOTAL MARKET OB/XF VALUE		7,332	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		170,988	
SOH/AGL Deduction		3,522	
ASSESSED VALUE		167,466	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		167,466	
TOTAL JUST VALUE		170,988	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		170,988	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23188	M H	322	05/24/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1549/1372	9/12/2025	PB U	I	18		0	
GRANTOR: CLERK OF COURT (AKERS							
GRANTEE: AKERS BRANDON							
1323/0111	9/29/2016	WD Q	I	01		90,000	
GRANTOR: REX A & ELSIE LORENE							
GRANTEE: WILLIAM EDWARD & DE							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS= W68 CAN= N8 E17 FSP= E21 FOP= E12 CAN= E18 S8 W18N8\$ S8 W12 N8\$ S8 W21 N8\$ S8 W17\$ S30 CAN= S8 E36 FOP= E24 CAN= E8 N8 W8 S8\$ N8 W24 S8 \$ N8 W36\$ E68 N30\$.											