

LOT 9 VILLAGE WOOD S/D UNIT 1.
524-613, 719-232, 737-074, 792-1

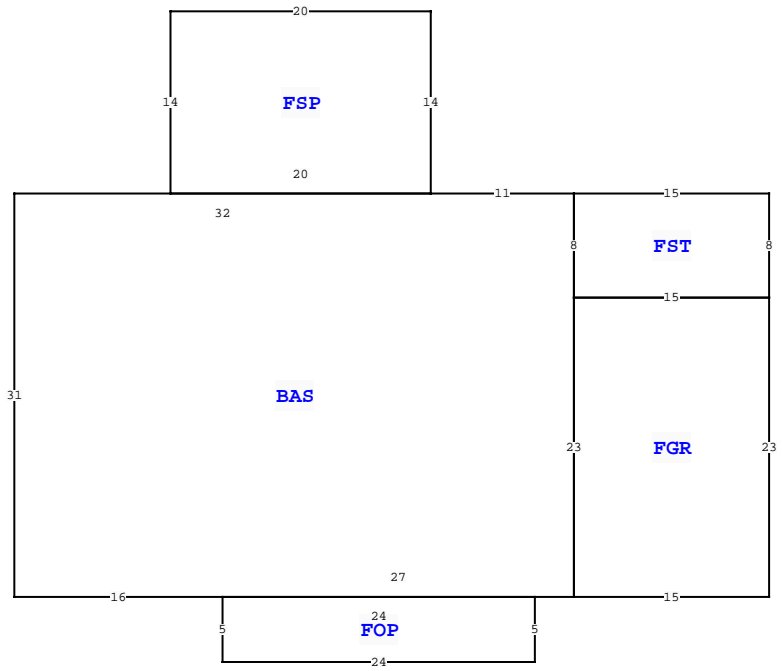
TALLEY CAWAN/TON CINDY
282 SE POLK LN
LAKE CITY, FL 32025

2026

15-4S-17-08360-009
VALUATION SUMMARY

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK 80	
Exterior Wall	31	VINYL SID 20	
Roof Structure	08	IRREGULAR 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	15	HARDTILE 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		2 100	
Frame	01	NONE 100	
Stories	1.1	1. 100	
Architectural Units	05	CONV 100	
Condition Adj	04	04 100	
Kitchen Adjus	01	01 100	
Quality	05	05	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	15417.020	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,333	100	
FGR	345	55	
FOP	120	30	
FSP	280	40	
FST	120	55	
TOTALS	2,198		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2025		272,640	1990	2005	0	0	21.00	79.00	Heated Area: 1333 HX Base Yr 2025	



COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2																			
VALUATION BY		STANDARD																						
Tax Group: 2		Tax Dist:																						
BUILDING MARKET VALUE		215,386																						
TOTAL MARKET OB/XF VALUE		3,050																						
TOTAL LAND VALUE - MARKET		18,500																						
TOTAL MARKET VALUE		236,936																						
SOH/AGL Deduction		0																						
ASSESSED VALUE		236,936																						
TOTAL EXEMPTION VALUE		HX HB 13 236,936																						
BASE TAXABLE VALUE		0																						
TOTAL JUST VALUE		236,936																						
NCON VALUE		0																						
INCOME VALUE																								
PREVIOUS YEAR MKT VALUE		239,798																						
SALE:3:1: LOT 9 VILLAGE WOOD UNIT 1																								
SALE:2:1: LOT 9, VILLAGE WOOD UNIT 1																								
SALE:1:1: LOT 9 VILLAGE WOOD UNIT 1																								
PERMIT NUM	DESCRIPTION	AMT	ISSUED																					
000045235	Roof Replacement	11,870	08/22/2022																					
SALES DATA																								
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE																		
1521/1204	8/13/2024	WD	Q	I	01	270,000																		
GRANTOR: SONNEY ERIC L SR																								
GRANTEE: TALLEY CAWAN																								
1473/965	8/15/2022	WD	Q	I	01	250,000																		
GRANTOR: ARATA JESSICA M																								
GRANTEE: SONNEY ERIC L SR																								
BLD DATE						LGL DATE																		
XF DATE						LAND DATE																		
INC DATE						AG DATE																		
282 SE POLK LN, LAKE CITY						04/21/2023 MLU																		
EXTRA FEATURES						BUILDING NOTES																		
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	12 65	780.00	UT	2.50	2.50	100	0	0	3	100	1,950										
2	0120	CLFENCE 4	0 100	0 0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800										
3	0296	SHED METAL	0 100	0 0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300										
TOTAL OB/XF															3,050									
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	18,500.00	18,500.00	18,500							
REVIEW DATE 11/19/2024 BY TP Total Acres: 0.41 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS																								