LOT 9 EASTWOOD S/D.
427-277, DC 763-1845, 928-774, 9

ADLER PHILIP SCOTT/CADY JAMIE REBECCA
146 SE SANDIA WAY
LAKE CITY, FL 32025

2026

15-4S-17-08360-159

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

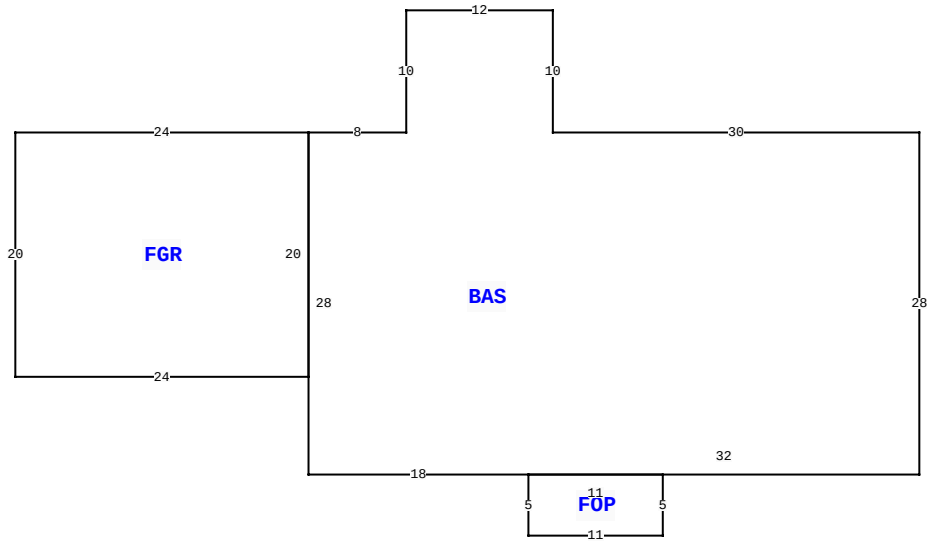
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15417.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,520	100		1,520	132,570
FGR	480	55		264	23,026
FOP	55	30		16	1,396
TOTALS	2,055			1,800	156,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,800	119.8000	134.18	241,524	1979	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1520 HX Base Yr 2023



146 SE SANDIA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		156,991
TOTAL MARKET OB/XF VALUE		5,500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		180,991
SOH/AGL Deduction		1,115
ASSESSED VALUE		179,876
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		129,154
TOTAL JUST VALUE		180,991
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053281	Roof Replacement	10,500	05/30/2025
000045965	Remodel	40,000	11/21/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1479/408	11/07/2022	WD	Q	I	01	213,000
GRANTOR: HOFFMAN TARA						
GRANTEE: ADLER PHILIP SCOTT						
1382/2736	4/22/2019	PB	U	I	18	0
GRANTOR: CLERK OF COURT (ESTAT						
GRANTEE: TARA HOFFMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 N10 W12 S10 W8 FGR= W24 S20 E24 N20$ S28 E18FOP= S5 E11 N5 W11$ E32 N28$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	
4	0210	GARAGE U	0	100	12	25	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,400	

LAND DESCRIPTION

TOTAL OB/XF 5,500

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		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 06/16/2025 BY chuck Total Acres: 0.44 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS