LOT 17 EASTWOOD S/D & ALSO BEG
SW COR LOT 17, RUN E 300 FT,
S 12 FT, W 300 FT, N 12 FT TO

BECNEL MARION O
173 SE JONATHAN WAY
LAKE CITY, FL 32025

2026

15-4S-17-08360-167

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

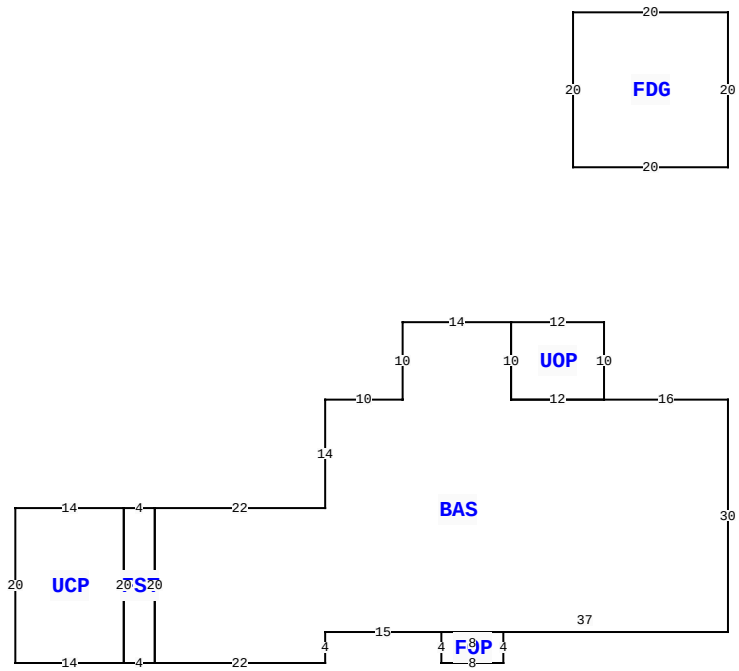
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	2,140	100		2,140	178,020
FDG	400	60		240	19,965
FOP	32	30		10	832
FST	80	55		44	3,660
UCP	280	20		56	4,659
UOP	120	20		24	1,997
TOTALS	3,052			2,514	209,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,514	114.2680	127.98	321,742	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 2140 HX Base Yr



173 SE JONATHAN 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		209,132
TOTAL MARKET OB/XF VALUE		29,656
TOTAL LAND VALUE - MARKET		24,975
TOTAL MARKET VALUE		263,763
SOH/AGL Deduction		100,757
ASSESSED VALUE		163,006
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		107,284
TOTAL JUST VALUE		263,763
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,763

XFOB:4:1: POOL HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043516	Roof Replacement	32,250	01/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N10 W12 S10 E12$ W12 N10 W14 S10 W10 S14 W22 FST= W4 UCP= W14 S20 E14 N20$ S20 E4 N20$ S20 E22 N4 E15 FOP= S4 E8 N4 W8 $ E37 N30$ PTR=N30 FDG= N20 W20 S20E20$ S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	400	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1988	1988	3	40	14,336	
4	0294	SHED WOOD/	0	100	26	24	1.00	UT	0.00	0.00	100	0	0	3	100	11,500	
5	0070	CARPORT UF	0	100	18	30	540.00	UT	3.00	3.00	100	2004	2004	3	100	1,620	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
7	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 29,656

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	1.35	18,500.00	24,975.00	24,975							

REVIEW DATE 04/21/2017 BY BC Total Acres: 0.96 Total Land Value: 24,975 Market: 0 Agricultural: 0 Common: 24,975 PRINTED 11/19/2025 BY SYS