LOT 15 EASTWOOD UNIT 2.
WD 1005-2911, QC 1015-1467.

LESTER PAMELA P
207 SE SANDIA WAY
LAKE CITY, FL 32025

**2026**

**15-4S-17-08360-193**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

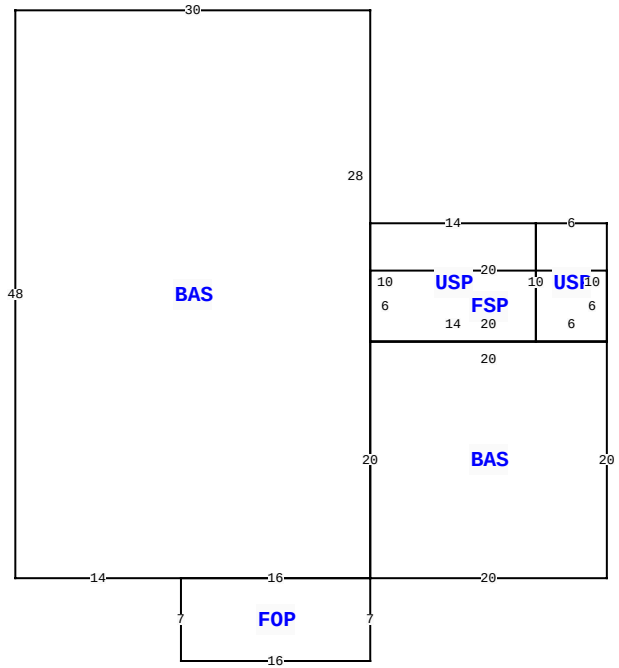
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 21 | STONE 30 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 01 | NONE 100 |
| Stories | 1. | 1. 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 | 400 | 100 | | 400 | 33,384 |
| BAS | 1,440 | 100 | | 1,440 | 120,182 |
| FOP | 112 | 30 | | 34 | 2,838 |
| FSP | 120 | 40 | | 48 | 4,006 |
| USP | 60 | 35 | | 21 | 1,752 |
| USP | 140 | 35 | | 49 | 4,090 |
| TOTALS | 2,272 | | | 1,992 | 166,252 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,992 | 114.6420 | 128.40 | 255,773 | 1980 | 1995 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2007 Heated Area: 1840 HX Base Yr 2007




207 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 | | 166,252 |
| TOTAL MARKET OB/XF VALUE | | 4,000 |
| TOTAL LAND VALUE - MARKET | | 17,575 |
| TOTAL MARKET VALUE | | 187,827 |
| SOH/AGL Deduction | | 56,775 |
| ASSESSED VALUE | | 131,052 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 80,330 |
| TOTAL JUST VALUE | | 187,827 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 190,181 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000047167 | Roof Replacement | 17,250 | 05/09/2023 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1086/2202 | 6/13/2006 | WD | Q | I | | 159,000 |
| GRANTOR: ERIC PRESTON | | | | | | |
| GRANTEE: PAMELA P LESTER | | | | | | |
| 1015/1467 | 5/14/2004 | QC | Q | I | 06 | 100 |
| GRANTOR: LAURA PRESTON | | | | | | |
| GRANTEE: ERIC PRESTON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W30 S48 E14 FOP= S7 E16N7 W16$ E16 BAS= E20 N20 W20 S20$ N20 FSP= E20 N6 W20 S6$ USP= E14 USP= E6 N10 W6 S10$ N10 W14 S10$ N28$.

## EXTRA FEATURES

| 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 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 200 | |
| 2 | 0180 | FPLC 1STRY | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 0 | 0 | 3 | 100 | 2,000 | |
| 3 | 0260 | PAVEMENT-A | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 200 | |
| 4 | 0169 | FENCE/WOOD | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 1,000 | |
| 5 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2004 | 2004 | 3 | 100 | 600 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,000

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0.95 | 18,500.00 | 17,575.00 | 17,575 | | | | | | | |

REVIEW DATE 05/22/2023 BY jerry Total Acres: 0.41 Total Land Value: 17,575 Market: 0 Agricultural: 0 Common: 17,575 PRINTED 11/18/2025 BY SYS