

COMM NE COR OF NW1/4 OF NW1/4,  
 RUN S 3125.08 FT TO N R/W  
 C-252, RUN NW 219.15 FT FOR

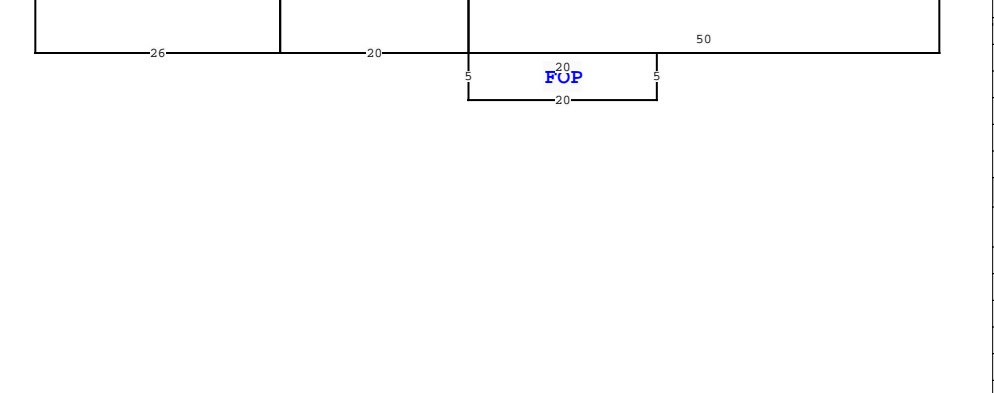
BRECKENRIDGE BETTY JANE  
 125 SE PASTURE WAY  
 LAKE CITY, FL 32025

**2025**

16-4S-17-08380-002  


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	32 HARDIE BRD 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 10
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	
NEIGHBORHOOD/LOC	16417.00 1.00/

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%	- 1996		303,638	1992	1992	0	0	32.00	68.00



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	151,078
FCP	780	25		195	16,367
FEP	300	80		240	20,144
FOP	64	30		19	1,595
FOP	100	30		30	2,518
FSP	440	40		176	14,772
<b>TOTALS</b>	<b>3,484</b>			<b>2,460</b>	<b>206,474</b>

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	40	27	1.00	UT	0.00	0.00	100	0	0	3	100	500	
2	0294	SHED WOOD/	0 100	12	16	192.00	UT	3.30	3.30	100	0	0	3	100	634	
3	0261	PRCH, UOP	0 100	10	5	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0261	PRCH, UOP	0 100	8	8	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
5	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
6	0280	POOL R/CON	0 100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
7	0166	CONC, PAVMT	0 100	0	0	654.00	UT	1.50	1.50	100	1996	1996	3	100	981	
8	0282	POOL ENCL	0 100	25	46	1,150.00	UT	15.00	15.00	100	2004	2004	3	40	6,900	
9	0166	CONC, PAVMT	0 100	16	37	592.00	UT	2.00	2.00	100	2004	2004	3	100	1,184	
10	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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,800							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			
Tax Group: 2			STANDARD
BUILDING MARKET VALUE			251,106
TOTAL MARKET OB/XF VALUE			26,135
TOTAL LAND VALUE - MARKET			30,800
TOTAL MARKET VALUE			308,041
SOH/AGL Deduction			91,550
ASSESSED VALUE			216,491
TOTAL EXEMPTION VALUE			55,722
BASE TAXABLE VALUE			160,769
TOTAL JUST VALUE			308,041
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			289,719

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17541	STORAGE	193	10/13/2000
11718	POOL	105	10/01/1996
10000	SFR	265	07/24/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0807/2563	6/30/1995	WD Q	Q	I		79,500
GRANTOR: CHARLES HOWARD & CYNT						
GRANTEE: DONALD LEE & BETTY						
0756/1544	2/17/1992	WD Q	Q	V	06	10,000
GRANTOR: MARY J HARRELL						
GRANTEE: CHARLES SPRADLEY						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=	W8 FOP= N8 W8 S8 E8 \$ W18 FSP= N10 W44 S10 E44\$ W44 FCP= W26 S30 E26 N30\$ S15 FEP= S15 E20 N15 W20\$ E20 S15 FOP= S5 E20N5W20\$ E50 N30\$.

LAND DESCRIPTION		TOTAL OB/XF																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	3.08	AC		1.00	1.00	1.00	10,000.00	10,000.00	30,800								

COMM NE COR OF NW1/4 OF NW1/4,  
 RUN S 3125.08 FT TO N R/W  
 C-252, RUN NW 219.15 FT FOR

BRECKENRIDGE BETTY JANE  
 125 SE PASTURE WAY  
 LAKE CITY, FL 32025

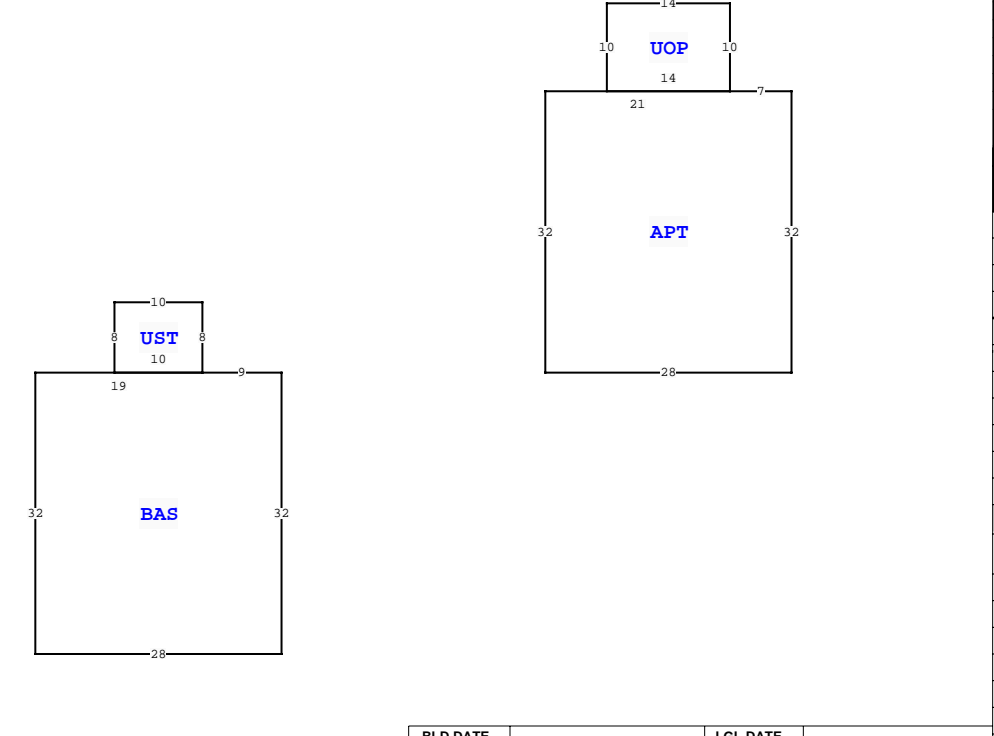
**2025**

16-4S-17-08380-002  


ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	1	1 100
Bathrooms	1	1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units	0	0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2 BARNs	100%	1,856	111.5500	31.23	57,963	2004	2004	0	0	23.00	77.00

Heated Area: 1792 HX Base Yr 1996



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	16417.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
APT	896	100		896	21,546
BAS	896	100		896	21,546
UOP	140	20		28	673
UST	80	45		36	865
TOTALS	2,012			1,856	44,632

125 SE PASTURE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025
INC DATE		AG DATE	MLU

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

TOTAL OB/XF 0

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COLUMBIA COUNTY PROPERTY		PAGE 2 of 2	2
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GRANTOR: MARY J HARRELL						
GRANTEE: CHARLES SPRADLEY						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W9 UST= N8 W10 S8 E10\$ W19 S32 E28 N32\$ PTR= E30 APT= E28 N32 W7 UOP= N10 W14 S10 E14\$ W21 S32\$ W30\$.