THE S 7.60 FT OF LOT 4 & ALL
OF LOT 3 BLK B CENTURY OAK S/D
& BEGIN AT THE NE COR OF LOT 2

WESTBERRY CAROLYN
463 SE FOREST TERR
LAKE CITY, FL 32025

2026

16-4S-17-08382-402

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

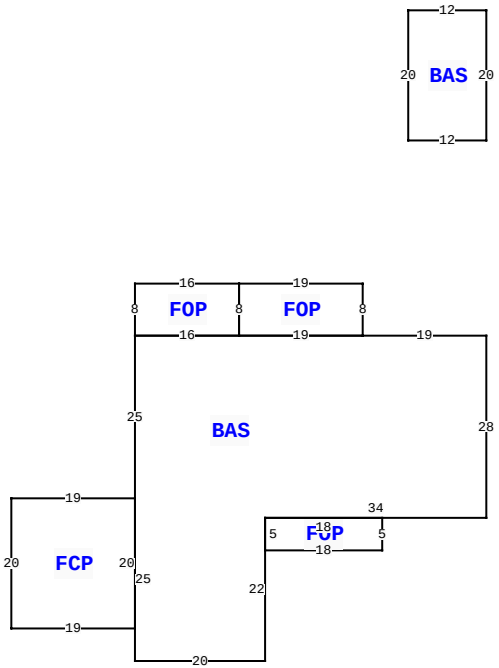
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,150
BAS	1,952	100		1,952	155,758
FCP	380	25		95	7,580
FOP	90	30		27	2,155
FOP	128	30		38	3,032
FOP	152	30		46	3,671
TOTALS	2,942			2,398	191,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	109.6100	122.76	294,378	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2192 HX Base Yr 2023



463 SE FOREST TER, 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		191,346
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		215,746
SOH/AGL Deduction		10,052
ASSESSED VALUE		205,694
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		104,972
TOTAL JUST VALUE		215,746
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31212	MAINT/ALTR	35	06/27/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1351/2181	1/18/2018	WD	Q	I	01	160,000
GRANTOR: JOAN MCPHERSON						
GRANTEE: CAROLYN WESTBERRY						
1189/1636	2/12/2010	WD	U	I	16	64,000
GRANTOR: JOAN MCPHERSON						
GRANTEE: JOAN MCPHERSON & LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N8 W19 S8 E19$ W19 FOP= N8 W16 S8 E16 $ W16 S25
FCP= W19 S20 E19 N20$S25 E20 N22 FOP= S5 E18 N5 W18$ E34 N28$
PTR= N30 BAS= N20 W12 S20 E12$ 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	3,600	

LAND DESCRIPTION

TOTAL OB/XF 5,900

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 05/01/2017 BY RP Total Acres: 0.48 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS