COMM 186.20 FT W OF NW COR OF SW
RUN S ALONG E R/W SR-47 798.09 F
RUN E 417 FT, S 165 FT, W 120 FT

GLENN STEPHEN REVOCABLE TRUST
185 SW ARROWHEAD TER
LAKE CITY, FL 32024

2026

19-4S-17-08539-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1.5 100
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

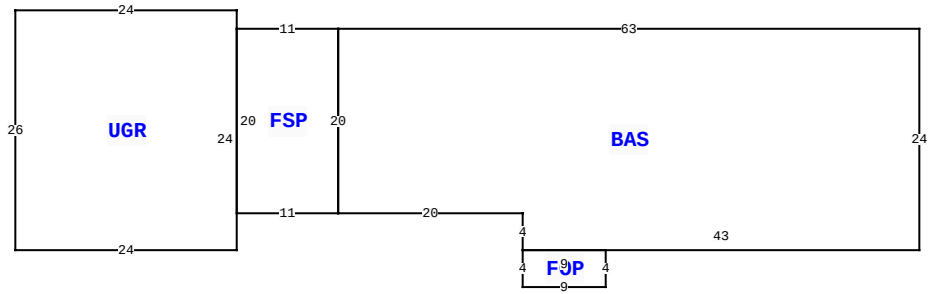
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	19417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	120,353
FOP	36	30		11	924
FSP	220	40		88	7,396
UGR	624	45		281	23,616
TOTALS	2,312			1,812	152,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	115.4440	129.30	234,292	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1432 HX Base Yr



3083 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	152,290
TOTAL MARKET OB/XF VALUE	1,280
TOTAL LAND VALUE - MARKET	16,800
TOTAL MARKET VALUE	170,370
SOH/AGL Deduction	0
ASSESSED VALUE	170,370
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	170,370
TOTAL JUST VALUE	170,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,370

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31906	MAINT/ALTR	40	04/21/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1435/1354	4/14/2021	WD	Q	I	05	162,900
GRANTOR: HICKMAN TREVOR E						
GRANTEE: GLENN STEPHEN REVO						
0937/2057	10/15/2001	WD	Q	I		75,000
GRANTOR: EUGENE A & RUTH BRANC						
GRANTEE: TREVOR HICKMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 FSP= W11 UGR= N2 W24 S26 E24 N24$ S20 E11 N20$ S20 E20 S4 FOP= S4 E9 N4 W9$ E43 N24$.

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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	80	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	0		RSF-1	0.00	0.00	1.20	AC		1.00	1.00	0.70	20,000.00	14,000.00	16,800							

REVIEW DATE 05/11/2017 BY DF Total Acres: 1.20 Total Land Value: 16,800 Market: 0 Agricultural: 0 Common: 16,800 PRINTED 09/30/2025 BY SYS