BEG NW COR OF NE1/4 OF NW1/4, E
DEG E 131.80 FT, S 13 DEG E 422.
E 350.05 FT, S 867.17 FT, W 634.

COLE ETHAN LIVING TRUST DATED OCTOBER 16, 2024
1430 SE WEEKS LN
LAKE CITY, FL 32025

2026

19-4S-18-10387-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

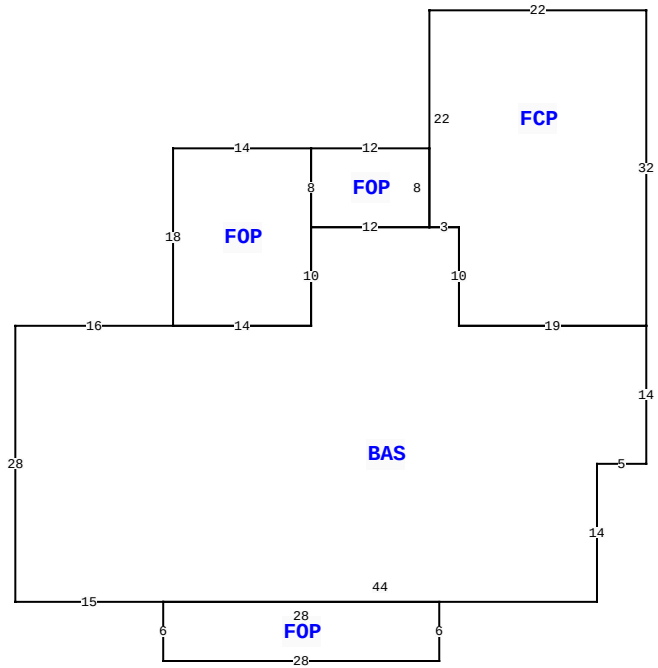
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100		1,872	238,935
FCP	674	25		168	21,443
FOP	96	30		29	3,701
FOP	168	30		50	6,382
FOP	252	30		76	9,700
TOTALS	3,062			2,195	280,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	130.2444	145.87	320,185	2003	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2025 Heated Area: 1872 HX Base Yr 2025



1430 SE WEEKS LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		280,162
TOTAL MARKET OB/XF VALUE		12,644
TOTAL LAND VALUE - MARKET		59,960
TOTAL MARKET VALUE		303,032
SOH/AGL Deduction		0
ASSESSED VALUE		303,032
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		252,310
TOTAL JUST VALUE		352,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		356,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23301	M H	304	06/21/2005
20798	SFR	332	06/12/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1526/460	10/23/2024	WD	U	I	11	0
GRANTOR: COLE ETHAN						
GRANTEE: COLE ETHAN LIVING T						
1512/2409	4/15/2024	WD	Q	I	01	485,000
GRANTOR: JONES TIMOTHY A						
GRANTEE: COLE ETHAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S28 E15 FOP= S6 E28 N6 W28$ E44 N14 E5 N14 FCP= N32 W22 S22 E3 S10 E19 $ W19 N10 W3 FOP= N8 W12 S8 E12$ W12 FOP= N8 W14 S18 E14 N10$ S10 W14$.

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	2003	2003	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	432.00	UT	2.00	2.00	100	2003	2003	3	100	864	
3	0060	CARPORT F	0	100	18	20	360.00	UT	3.00	3.00	100	2003	2003	3	100	1,080	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
5	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
6	0251	LEAN TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	2,200	
8	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
9	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	
10	0030	BARN,MT	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	5,800	

LAND DESCRIPTION

TOTAL OB/XF 12,644

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	4,000.00	4,000.00	4,000							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	13.99	AC		1.00	1.00	1.00	445.00	445.00	6,226							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	13.99	AC		1.00	1.00	1.00	4,000.00	4,000.00	55,960							

REVIEW DATE 05/20/2024 BY ME Total Acres: 14.99 Total Land Value: 10,226 Market: 55,960 Agricultural: 6,226 Common: 4,000 PRINTED 10/09/2025 BY SYS