N1/2 LOT 28 PINE NEEDLES ESTATES
364-360, 673-455, 858-952, 891-1

WILLIAMS GREGORY S
166 NE LAVERNE ST
LAKE CITY, FL 32055

2026

20-3S-17-05271-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

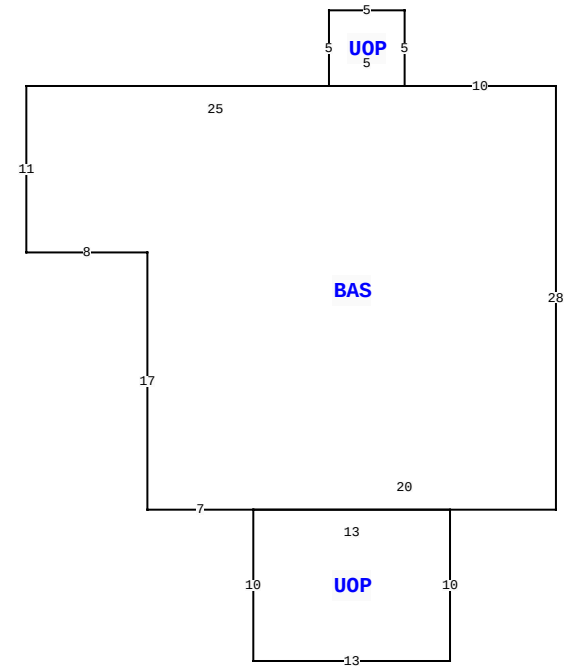
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	PREFIN MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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 07
NEIGHBORHOOD/LOC	20317.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	844	100		844	80,735
UOP	25	20		5	478
UOP	130	20		26	2,487
TOTALS	999			875	83,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	875	93.6000	104.83	91,726	1940	2018	0	0	0	8.75	91.25

1 SINGLE FAM 0% - 2023 Heated Area: 844 HX Base Yr



166 NE LAVERNE ST, 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	83,700
TOTAL MARKET OB/XF VALUE	3,644
TOTAL LAND VALUE - MARKET	7,500
TOTAL MARKET VALUE	94,844
SOH/AGL Deduction	0
ASSESSED VALUE	94,844
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	94,844
TOTAL JUST VALUE	94,844
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	95,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37088	PUMP/UTPOL	50	08/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1462/432	3/10/2022	WD	Q	I	01	95,800
GRANTOR: CATHEY MELLER CREEL L						
GRANTEE: WILLIAMS GREGORY S						
1356/0432	3/16/2018	WD	Q	I	01	26,000
GRANTOR: TIMOTHY J & ALEXIS L						
GRANTEE: CATHEY MELLER CREEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UOP= N5 W5 S5 E5$ W25 S11 E8 S17 E7 UOP= S10 E13 N10 W13$ E20 N28$.

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	0020	BARN,FR	0	0	32	24	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0251	LEAN TO W/	0	0	12	32	384.00	UT	3.50	3.50	100	2018	2018	3	100	1,344	

LAND DESCRIPTION

TOTAL OB/XF 3,644

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	0			0.00	0.00	15,000.00	SF		1.00	1.00	1.00	0.50	0.50	7,500							

REVIEW DATE 12/11/2018 BY DF Total Acres: 0.34 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/07/2025 BY SYS