N1/2 OF LOT 7 BLOCK 2 YOUNG ACRE

LE 855-1129, DC 1350-2004, WD 13

LOWES JEFFERY ALAN
165 SW FEDORA WAY
LAKE CITY, FL 32025

2025

20-4S-17-08599-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

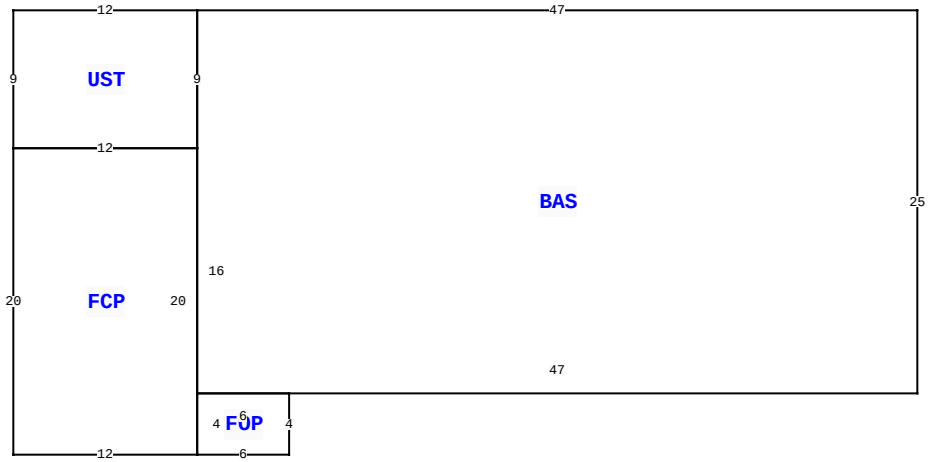
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	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 02
NEIGHBORHOOD/LOC	20417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100		1,175	94,201
FCP	240	25		60	4,810
FOP	24	30		7	561
UST	108	45		49	3,929
TOTALS	1,547			1,291	103,501

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,291	114.2000	123.34	159,232	1966	1990	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1175 HX Base Yr 2018



165 SW FEDORA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		103,501
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		14,140
TOTAL MARKET VALUE		117,741
SOH/AGL Deduction		40,338
ASSESSED VALUE		77,403
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		26,681
TOTAL JUST VALUE		117,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,853

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1350/2010	12/26/2017	WD	Q	I	01	80,000
GRANTOR: ELOISE H FOREHAND						
GRANTEE: JEFFERY ALAN LOWES						
1350/2008	12/20/2017	WD	U	I	11	100
GRANTOR: ALLEN LYNN SHIRLEY						
GRANTEE: ELOISE H FOREHAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 UST= W12 S9 E12 N9$S9 FCP= W12 S20 E12 N20$ S16 FOP= S4 E6 N4 W6$ E47 N25$.

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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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		00	0.00	0.00	1.01	AC		1.00	1.00	1.00	14,000.00	14,000.00	14,140							

REVIEW DATE 05/16/2017 BY BC Total Acres: 1.01 Total Land Value: 14,140 Market: 0 Agricultural: 0 Common: 14,140 PRINTED 05/09/2025 BY SYS