COMM NE COR OF SE1/4 OF SW1/4, R
S 1059.09 FT FOR POB, RUN E 162.
267 FT, W ALONG N LINE SR-242 16

DRIGGERS SARA A
134 SW VILLA CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

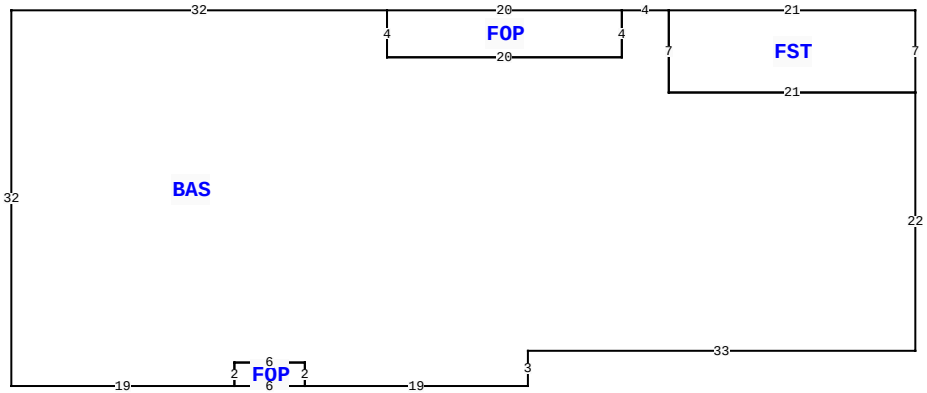
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	21416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100		2,126	168,150
FOP	12	30		4	317
FOP	80	30		24	1,898
FST	147	55		81	6,406
TOTALS	2,365			2,235	176,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,235	108.6400	121.68	271,955	1974	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2017 Heated Area: 2126 HX Base Yr 2017



134 SW VILLA CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,771
TOTAL MARKET OB/XF VALUE		3,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		215,711
SOH/AGL Deduction		92,919
ASSESSED VALUE		122,792
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,070
TOTAL JUST VALUE		215,711
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		215,711

SALE:1:1: LOT F UNREC S/D

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046937	Roof Replacement	7,000	04/11/2023
32587	MAINT/ALTR	35	01/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1320/0156	8/10/2016	WD	Q	I	01	125,000
GRANTOR: KEUN SOO & JOUNG JA L						
GRANTEE: SARA DRIGGERS (SING						
0757/2273	12/20/1991	WD	Q	I		72,000
GRANTOR: MARK CADY						
GRANTEE: KEUN SOO LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FOP= W20 S4 E20 N4$ S4 W20 N4 W32 S32 E19 FOP= E6N2 W6 S2$ N2 E6 S2 E19 N3 E33 N22 FST= N7 W21 S7 E21$ W21 N7$.

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	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00	0.00	100	0	0	3	100	800	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0252	LEAN-TO W/	0	100	0	0	128.00	UT	2.50	2.50	100	2007	2007	3	100	320	
5	0252	LEAN-TO W/	0	100	0	0	128.00	UT	2.50	2.50	100	2007	2007	3	100	320	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2007	2007	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 3,940

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	35,000.00	35,000.00	35,000							

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS