COMM 375.52 FT W OF NE COR OF SE
RUN S 525.09 FT FOR POB, RUN E 1
S 267 FT, W 162.76 FT, N 267 FT

PLUMTREE JEAN
230 SW VILLA CT
LAKE CITY, FL 32024

2026

21-4S-16-03081-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

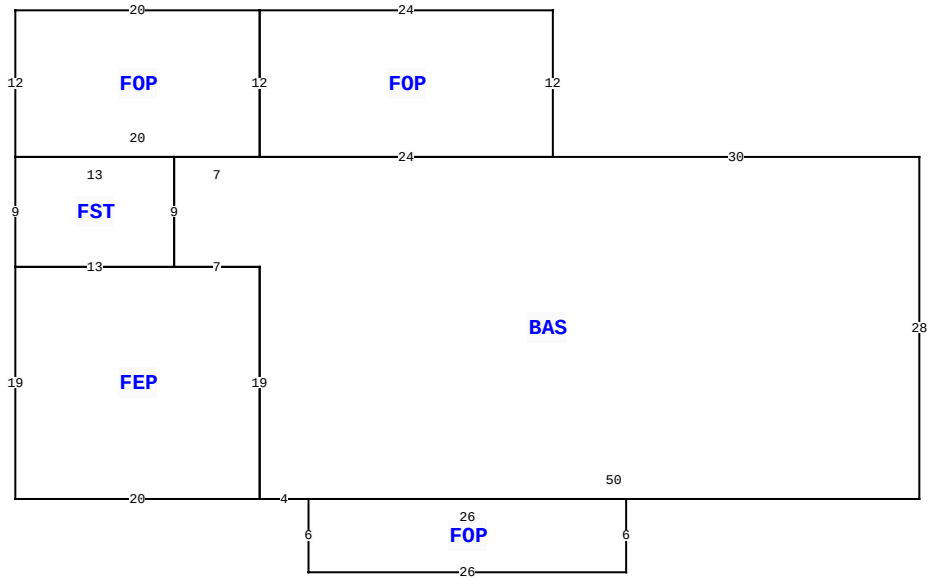
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,575	100		1,575	149,246
FEP	380	80		304	28,806
FOP	156	30		47	4,453
FOP	240	30		72	6,823
FOP	288	30		86	8,149
FST	117	55		64	6,065
TOTALS	2,756			2,148	203,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,148	120.8620	135.37	290,775	1976	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2024 Heated Area: 1575 HX Base Yr 2024



230 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		203,542
TOTAL MARKET OB/XF VALUE		3,500
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		242,042
SOH/AGL Deduction		48,608
ASSESSED VALUE		193,434
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		137,712
TOTAL JUST VALUE		242,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1503/2266	12/04/2023	WD	Q	I	01	255,000
GRANTOR: NEWMAN MICHAEL DAVID						
GRANTEE: PLUMTREE JEAN						
1425/1163	11/30/2020	WD	Q	I	01	155,000
GRANTOR: SURGENER SHELBY						
GRANTEE: NEWMAN MICHAEL DAVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W30 W24 W7 S9 E7 S19 E4 E50 N28 $
FEP=[ORIG=-61,9] W13 S19 E20 N19 W7 $
FOP=[ORIG=-30,0] N12 W24 S12 E24 $
FOP=[ORIG=-54,0] N12 W20 S12 E20 $
FOP=[ORIG=-50,28] S6 E26 N6 W26 $
FST=[ORIG=-61,0] W13 S9 E13 N9 $
.

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	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	75	1993	1993	3	75	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,000	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2025	2024		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 3,500

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