LOT 3 BLOCK C 242 VILLAGE S/D.

583-443, 596-4, 786-744, WD 1300

LEE HELEN J
188 SW COLISEUM PL
LAKE CITY, FL 32025

2025

21-4S-17-08640-032

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

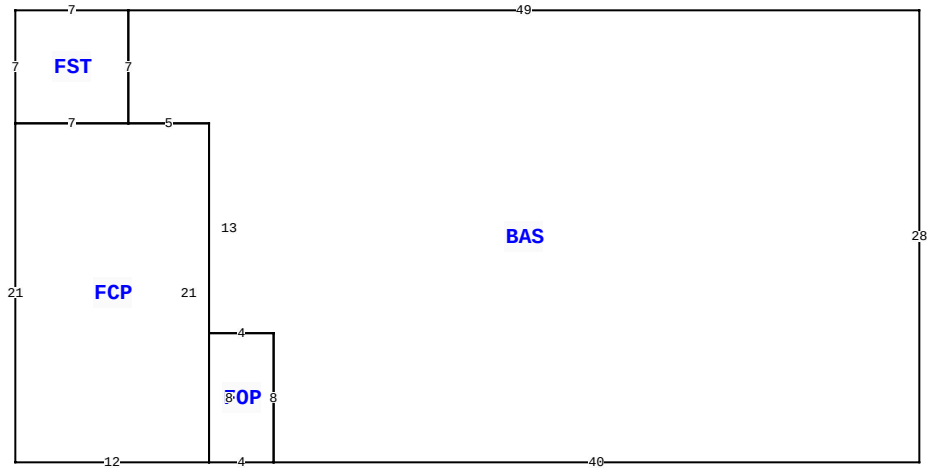
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,235	100		1,235	110,863
FCP	252	25		63	5,655
FOP	32	30		10	897
FST	49	55		27	2,423
TOTALS	1,568			1,335	119,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,335	114.5000	128.24	171,200	1986	2000	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1235 HX Base Yr 2019



188 SW COLISEUM PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		119,840
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		135,440
SOH/AGL Deduction		43,172
ASSESSED VALUE		92,268
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		41,546
TOTAL JUST VALUE		135,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,952

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/2207	11/13/2023	LE	U	I	14	100
GRANTOR:						
GRANTEE:						
1357/0327	4/04/2018	WD	Q	I	01	100,000
GRANTOR: TED SMITH						
GRANTEE: HELEN J LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 FST= W7 S7 E7 N7$ S7 FCP= W7 S21 E12 N21 W5$ E5 S13
FOP= S8 E4 N8 W4 $ E4 S8 E40 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	0258	PATIO	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0294	SHED WOOD/	0	100	8	10	1.00	UT	0.00	0.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 600

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	180.00	140.00	1.00	LT		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.58 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 08/01/2025 BY SYS