LOT 4 BLOCK C 242 VILLAGE S/D
ORB 630-654, 753-1002, 854-2371,

PETERSON LLOYD E JR & SANDRA H
203 SE PEBBLE CREEK TER
LAKE CITY, FL 32025

2025

21-4S-17-08640-033

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

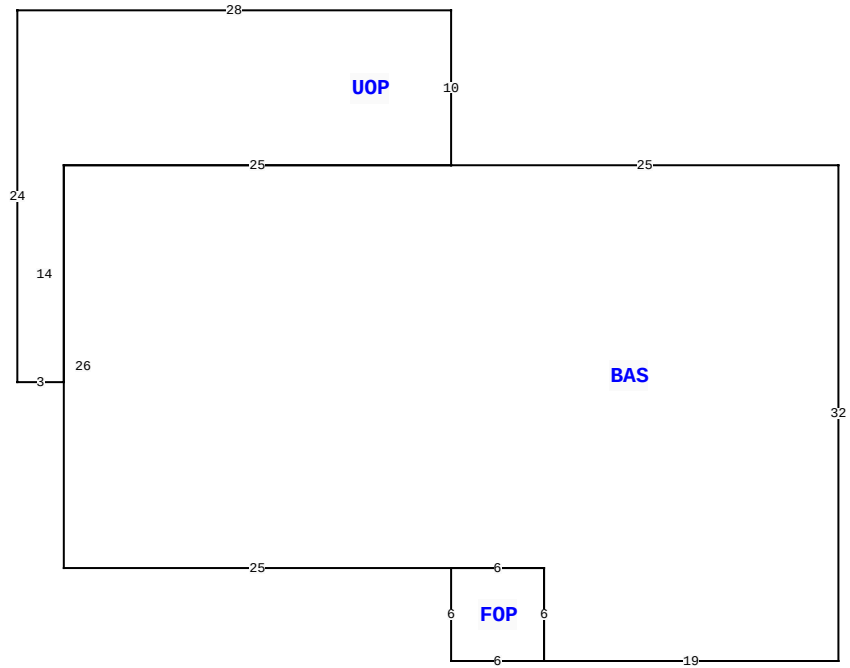
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD OR PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	21417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,414	100		1,414	106,542
FOP	36	30		11	829
UOP	322	20		64	4,822
TOTALS	1,772			1,489	112,193

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,489	103.5000	115.92	172,605	1986	1986	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1414 HX Base Yr



154 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	112,193
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,500
TOTAL MARKET VALUE	122,693
SOH/AGL Deduction	7,936
ASSESSED VALUE	114,757
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	114,757
TOTAL JUST VALUE	122,693
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,686

SALE:2:1: LOT 4, BLK C, 242 VILLAGE

SALE:1:1: IN LIEU OF FORECLOSURE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0879/1810	4/23/1999	WD	Q	I	01	38,000

GRANTOR: FAIRBANKS CAPITAL COR

GRANTEE: PETERSON

0854/2371	2/06/1998	FD	Q	I	01	0

GRANTOR: DOLBY III

GRANTEE: FAIRBANKS CAPITAL C

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 UOP= N10 W28 S24 E3N14 E25$ W25 S26 E25 FOP= S6 E6 N6 W6$ E6 S6 E19 N32$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	180.00	140.00	1.00	LT		1.00	1.00	0.70	15,000.00	10,500.00	10,500							

REVIEW DATE 06/21/2017 BY RP Total Acres: 0.58 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500 PRINTED 08/01/2025 BY SYS