LOTS 21, 22 & 23 BLOCK C SUWANNE
S/D.

ALGER ALEX DANIEL/ALGER ELIZABETH MEGAN
178 NW ABIGAIL LN
LAKE CITY, FL 32055

2026

22-2S-16-01718-021

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

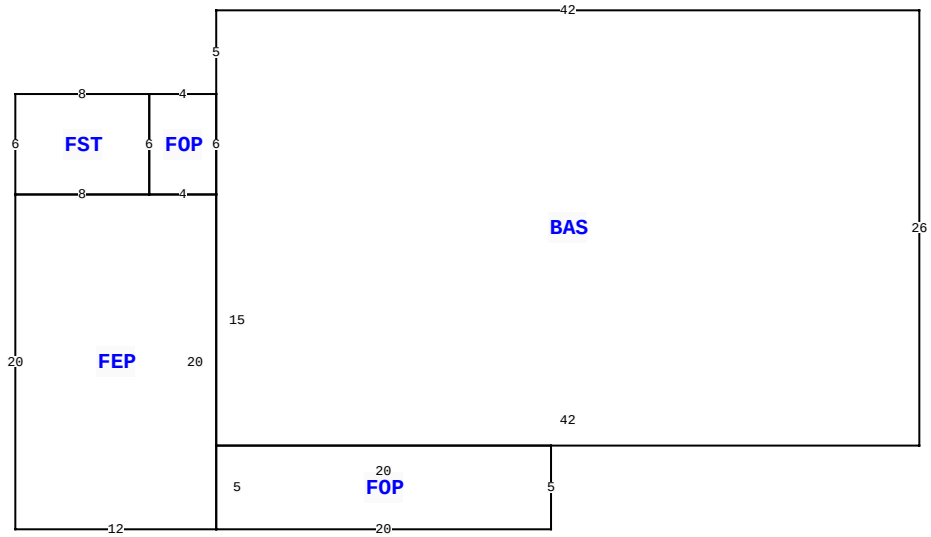
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	136,491
FEP	240	80		192	23,999
FOP	24	30		7	875
FOP	100	30		30	3,749
FST	48	55		26	3,250
TOTALS	1,504			1,347	168,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,347	124.0000	138.88	187,071	1969	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2023 Heated Area: 1092 HX Base Yr 2024



178 NW ABIGAIL LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		168,364
TOTAL MARKET OB/XF VALUE		1,700
TOTAL LAND VALUE - MARKET		26,775
TOTAL MARKET VALUE		196,839
SOH/AGL Deduction		3,796
ASSESSED VALUE		193,043
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,321
TOTAL JUST VALUE		196,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,710

LAND:1:1: 0.84 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048383	Remodel	16,998	10/10/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1468/2647	6/10/2022	WD	Q	I	01	187,500
GRANTOR: PEARCE LOIS R						
GRANTEE: ALGER ALEX DANIEL						
1303/2654	11/05/2015	WD	Q	I	01	62,000
GRANTOR: VIRGINIA NELSON (FKA						
GRANTEE: LOIS R PEARCE & KAY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W42 S5 S6 S15 E42 N26 $
FEP=[ORIG=-42,11] W4 W8 S20 E12 N20 $
FOP=[ORIG=-42,26] S5 E20 N5 W20 $
FST=[ORIG=-46,11] N6 W8 S6 E8 $
FOP=[ORIG=-42,5] W4 S6 E4 N6 $
.

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	12	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,700

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		RSF-	1300.00	120.00	3.00	LT		1.00	1.00	0.85	10,500.00	8,925.00	26,775							

REVIEW DATE 04/13/2023 BY kellen Total Acres: 0.83 Total Land Value: 26,775 Market: 0 Agricultural: 0 Common: 26,775 PRINTED 11/18/2025 BY SYS