

LOT 7 BLOCK A CEDAR ESTATES.
494-486, 641-449, 928-862, WD 94

ODOM COLBY WAYNE/ODOM VICTORIA ELIZABETH
289 SE CEDAR LOOP
LAKE CITY, FL 32025

2026

22-4S-17-08681-007



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 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	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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		02
NEIGHBORHOOD/LOC	22417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	23,958
BAS	1,118	100		1,118	89,282
FOP	85	30		26	2,076
FOP	100	30		30	2,396
FST	72	55		40	3,194
TOTALS	1,675			1,514	120,906

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0166	CONC, PAVMT	0 100	0	0	1.00	UT	0.00	
2	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	
3	0296	SHED METAL	0 100	0	0	1.00	UT	0.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,514	109.6920	122.86	186,010	1978	1978	0	0	0 35.00	65.00	
1 SINGLE FAM 100% - 2003 Heated Area: 1418 HX Base Yr 2003												
289 SE CEDAR LOOP, LAKE CITY												

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

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		120,906	
TOTAL MARKET OB/XF VALUE		1,400	
TOTAL LAND VALUE - MARKET		15,000	
TOTAL MARKET VALUE		137,306	
SOH/AGL Deduction		50,089	
ASSESSED VALUE		87,217	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		36,495	
TOTAL JUST VALUE		137,306	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		137,306	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/919	1/10/2025	WD	Q	I	01	180,200
GRANTOR: DUKES MATTHEW						
GRANTEE: ODOM COLBY WAYNE						
1469/2160	5/31/2022	WD	U	I	11	100
GRANTOR: DUKES BARBARA C						
GRANTEE: DUKES MATTHEW						

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W33 S26 E26 FOP= S5 E17N5 W17\$ E17 BAS= S5 E12 N25 W12 S20\$ N20 FST= E12 N6 W12 S6\$ N6 FOP= N10 W10 S10 E10\$ W10\$.									