COMM SW COR OF SW1/4 OF NE1/4,
RUN E 500.05 FT, N 464.02 FT
FOR POB, CONT N 206.5 FT, E

ZICK CRYSTAL D
207 SW AUDREY WAY
LAKE CITY, FL 32024-3369

2026

24-4S-16-03103-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

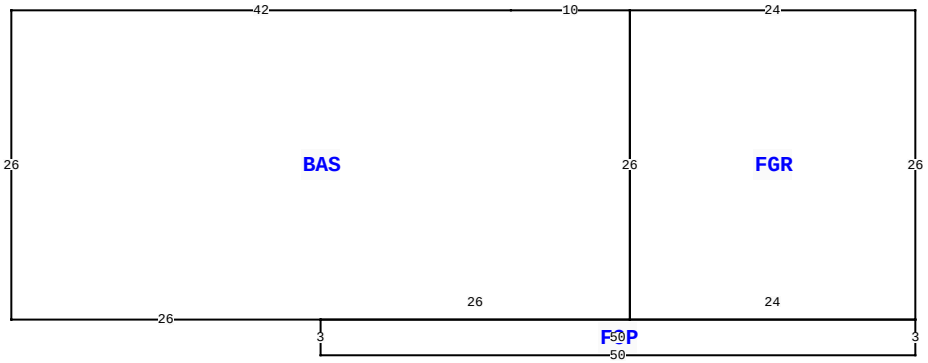
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	24416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100		1,352	109,384
FGR	624	55		343	27,750
FOP	150	30		45	3,641
TOTALS	2,126			1,740	140,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,740	111.1320	124.47	216,578	1983	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1352 HX Base Yr 2024



207 SW AUDREY WAY, 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: 2	Tax Dist:	
BUILDING MARKET VALUE		140,776
TOTAL MARKET OB/XF VALUE		5,257
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		181,033
SOH/AGL Deduction		3,786
ASSESSED VALUE		177,247
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,525
TOTAL JUST VALUE		181,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		181,033

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/2767	4/13/2017	WD	Q	I	01	130,000
GRANTOR: JARED MICHAEL NORMAN						
GRANTEE: CRYSTAL D ZICK						
1273/2496	4/29/2014	WD	Q	I	01	120,000
GRANTOR: NORMAN HEIMS TRUSTEE						
GRANTEE: JARED MICHAEL NORMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 W42 S26 E26 FOP= S3 E50 N3 W50$ E26 FGR= E24N26 W24 S26$ N26$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1983	1983	3	100	2,000	
2	0166	CONC,PAVMT	0	100	18	67	1,206.00	UT	1.50	1.50	100	1993	1993	3	100	1,809	
3	0296	SHED METAL	0	100	8	10	80.00	UT	5.00	5.00	50	1993	1993	3	50	200	
4	0080	DECKING	0	100	16	12	192.00	UT	6.50	6.50	100	1983	1983	3	100	1,248	

LAND DESCRIPTION

TOTAL OB/XF 5,257

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	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY JB Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/18/2025 BY SYS