LOT 33 BLOCK C WISE ESTATE S/D
WD 1017-499, 1041-2908.
WD 1062-1892, WD 1175-2502

MCGEE JENILE F
184 SW PLATEAU GLN
LAKE CITY, FL 32024

2026

24-4S-16-03113-163

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

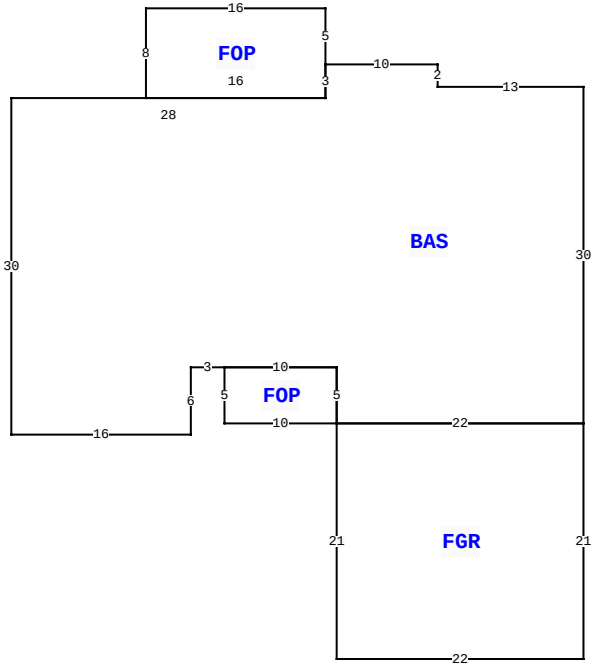
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100		1,473	158,247
FGR	462	55		254	27,288
FOP	50	30		15	1,611
FOP	128	30		38	4,082
TOTALS	2,113			1,780	191,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	119.9000	134.29	239,036	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2010 Heated Area: 1473 HX Base Yr 2010



184 SW PLATEAU GLN, 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		191,229
TOTAL MARKET OB/XF VALUE		4,940
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		231,169
SOH/AGL Deduction		89,854
ASSESSED VALUE		141,315
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,593
TOTAL JUST VALUE		231,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,559

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050091	Roof Replacement	17,500	06/10/2024
23095	SFR	480	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1175/2502	6/22/2009	WD	Q	I	01	126,000
GRANTOR: RICHARD BARRERA						
GRANTEE: JENILE F MCGEE						
1062/1892	10/14/2005	WD	Q	I		171,900
GRANTOR: CADY HOMES						
GRANTEE: RICHARD BARREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N2 W10 FOP= N5 W16 S8 E16 N3$ S3 W28 S30 E16 N6 E3
FOP= S5 E10 N5 W10$ E10 S5 FGR= S21 E22 N21 W22 $ E22 N30$.

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	0166	CONC,PAVMT	0	100	0	0	1,376.00	UT	2.50	2.50	100	2005	2005	3	100	3,440	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,940

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2025 BY SYS