

COMM SE COR OF SW1/4 OF SW1/4,
RUN N 523 FT, W 194.69 FT, S
50 FT, W 445 FT TO NW COR LOT

FEDAK DOROTHY C
195 SW JACK GLN
LAKE CITY, FL 32024

2026

24-4S-16-03116-049



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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		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 06

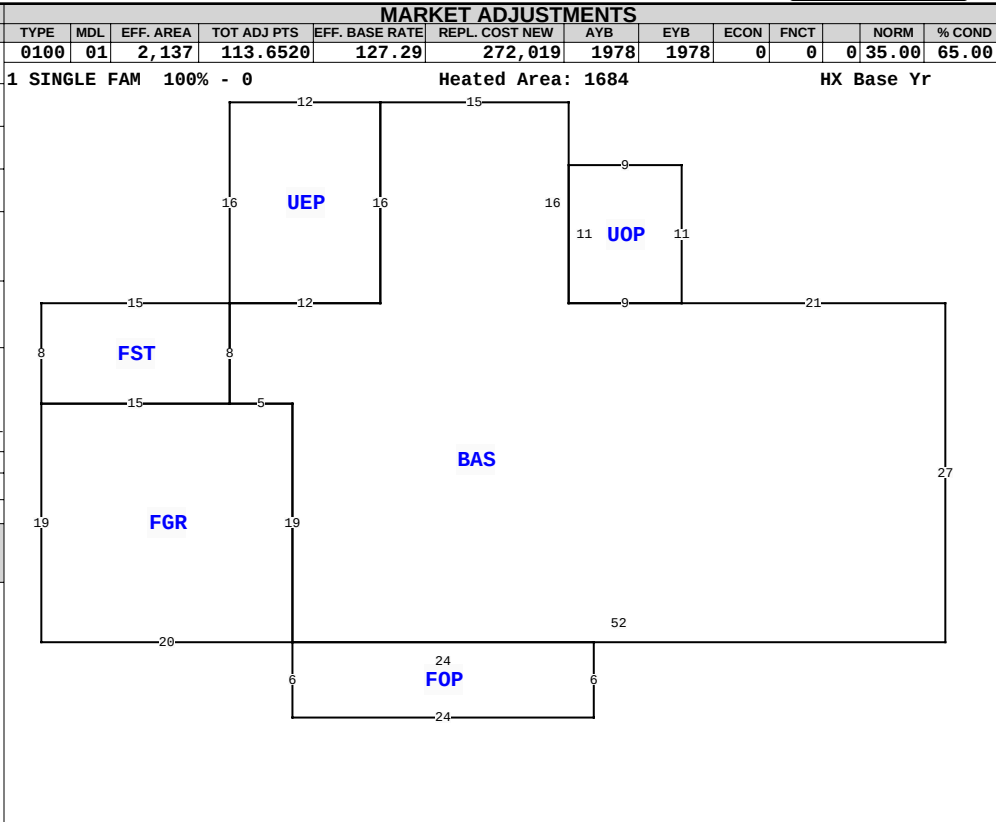
NEIGHBORHOOD/LOC		24416.030	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	139,331
FGR	380	55		209	17,293
FOP	144	30		43	3,557
FST	120	55		66	5,461
UEP	192	60		115	9,515
UOP	99	20		20	1,655

TOTALS	2,619			2,137	176,812
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	100	0	0		1.00 UT 0.00	0.00
2	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00
3	0296	SHED METAL	0	100	10	12		120.00 UT 5.00	5.00
4	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	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-	1148.00	225.00	1.00

REVIEW DATE	02/18/2025	BY	KS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

L N	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		1.00 UT 0.00	0.00	100	1993	1993	3	100	1,200	
2	0190	FPLC PF	0	100	0	0		1.00 UT 1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	100	10	12		120.00 UT 5.00	5.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	100	0	0		1.00 UT 0.00	0.00	100	2014	2014	3	100	300	

TOTAL OB/XF										3,300						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-	1148.00	225.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00

Total Acres:	0.76	Total Land Value:	22,500	Market:	0	Agricultural:	0
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				176,812	
TOTAL MARKET OB/XF VALUE				3,300	
TOTAL LAND VALUE - MARKET				22,500	
TOTAL MARKET VALUE				202,612	
SOH/AGL Deduction				87,342	
ASSESSED VALUE				115,270	
TOTAL EXEMPTION VALUE		HX HB WX SX		105,722	
BASE TAXABLE VALUE				9,548	
TOTAL JUST VALUE				202,612	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				202,612	

LAND:1:1: 0.77 AC.			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
31445	MAINT/ALTR	30	09/12/2013

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1154/1084	7/11/2008	LE	Q	I	01	100	
GRANTOR: DOROTHY FEDAK (LIFE ES							
GRANTEE: DOROTHY FEDAK TRUST							
0605/0728	10/01/1986	WD	Q	I		64,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W21 W9 S11 E9\$ W9 N16 W15 UEP= W12 S16 E12 N16\$ S16 W12 FST= W15S8 E15 N8\$ S8 FGR= W15 S19 E20 N19 W5\$ E5S19 FOP= S6 E24 N6 W24\$ E52N27\$.									