

LOT 4 HICKORY COVE.
 WD 1157-149, WD 1254-2259,
 WD 1290-2705, WD 1323-2013,

CHEATHAM ANGELA MICHELLE
 171 SW ASHEVILLE WAY
 LAKE CITY, FL 32024

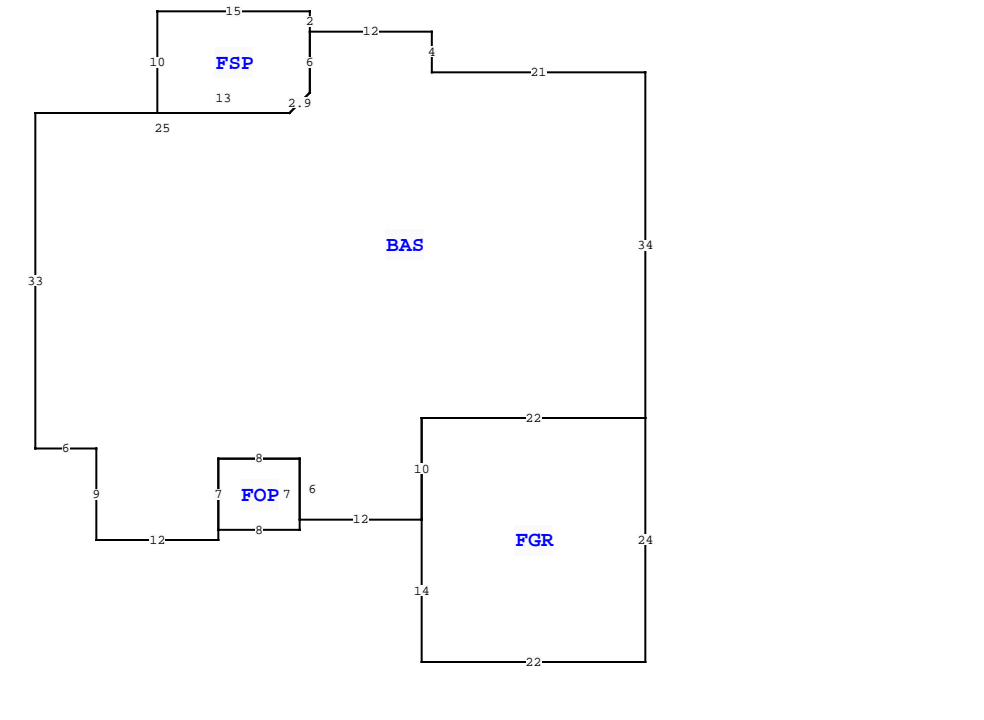
2026

25-4S-16-03124-104



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	90
Exterior Wall	19	COMMON BRK	10
Roof Structure	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	12	HARDWOOD	20
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	02	02	100
Quality	07	07	
DOR CODE	0100	SINGLE FAMILY	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,662	108.8564	121.92	324,551	2014	2014	0	0	11.00	89.00		
1 SINGLE FAM 100% - 2017 Heated Area: 2296 HX Base Yr 2017													



MAP NUM	MKT AREA	06			
NEIGHBORHOOD/LOC	25416.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100		2,296	249,136
FGR	528	55		290	31,468
FOP	56	30		17	1,845
FSP	148	40		59	6,402
TOTALS	3,028			2,662	288,850

171 SW ASHEVILLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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			2.00	100	2014	2014	3	100	1,840	

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE			288,850	
TOTAL MARKET OB/XF VALUE			1,840	
TOTAL LAND VALUE - MARKET			18,500	
TOTAL MARKET VALUE			309,190	
SOH/AGL Deduction			154,509	
ASSESSED VALUE			154,681	
TOTAL EXEMPTION VALUE	HX HB		50,722	
BASE TAXABLE VALUE			103,959	
TOTAL JUST VALUE			309,190	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			312,436	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31033	SFR	699	05/13/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2013	10/10/2016	WD	Q	I	01	189,000
GRANTOR: DALE E & CONNIE M NAI						
1290/2705	3/02/2015	WD	Q	I	01	184,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: DALE E & CONNIE M N						

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= W21 N4 W12 FSP= N2 W15 S10 E13 R2 U2 N6\$ S6 D2 L2 W25 S33 E6 S9 E12 N1 FOP= E8 N7 W8 S7\$ N7 E8 S6 E12 FGR= S14 E22 N24 W22 S10\$ N10 E22 N34\$.													

LAND DESCRIPTION														TOTAL OB/XF										
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							