

BEG 230.01 FT N OF INTERS E LINE
NW1/4 & N R/W SR-242, RUN W 176.
E 178.46 FT, S 230.01 FT TO POB.

WITT CINDY W
171 SW ANGELA TERR
LAKE CITY, FL 32024

2026

25-4S-16-03153-003



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 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
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		25416.040		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100		1,578	128,571
FCP	480	25		120	9,777
FST	96	55		53	4,319
PTO	100	5		5	408
UST	60	45		27	2,200

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0 100	12	90	1,080.00	UT	2.00	2.00
3	0294	SHED WOOD/	0 100	12	28	336.00	UT	7.50	7.50

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	1230.00	177.00	1.00

REVIEW DATE 04/20/2022 BY JS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,783	111.9160	125.35	223,499	1972	1972	0	0	0	35.00	65.00	
1 SINGLE FAM 100% - 0 Heated Area: 1578 HX Base Yr													
171 SW ANGELA TER, LAKE CITY													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 04/21/2023 MLU													

TOTAL OB/XF													
4,476													

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4,476													

Total Acres: 0.93 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 1 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		145,274	
TOTAL MARKET OB/XF VALUE		4,476	
TOTAL LAND VALUE - MARKET		23,625	
TOTAL MARKET VALUE		173,375	
SOH/AGL Deduction		75,819	
ASSESSED VALUE		97,556	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		41,834	
TOTAL JUST VALUE		173,375	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		173,375	

LAND:1:1: 0.94 AC.			
SALE:1:1: AKA LOT 2 BLK A PICCADILLY PARK. VAL=\$44			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046025	Roof Replacement	17,000	12/02/2022
000044146	Roof Replacement	12,000	04/08/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0668/0438	9/27/1988	WD	Q	I		60,000	
GRANTOR: SIMMONS WILLIAM							
GRANTEE: WITT BRUCE							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS= W28 PTO= N10 W10 S10 E10\$ W22 FST= W12 FCP= W5 UST= W15 S4 E15 N4\$ S4 W15S23 E20N27\$ S8 E12 N8\$ S8 W12 S19 E62N27\$.							

OTHER ADJUSTMENTS AND NOTES													

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