BEG 460.02 FT N OF INTERS E LINE
NW1/4 & N R/W CR-242, RUN W 178.
FT, E 180.53 FT, S 230.01 FT TO

DRYDEN JOHN/DRYDEN ANA
219 SW ANGELA TER
LAKE CITY, FL 32024

2026

25-4S-16-03153-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

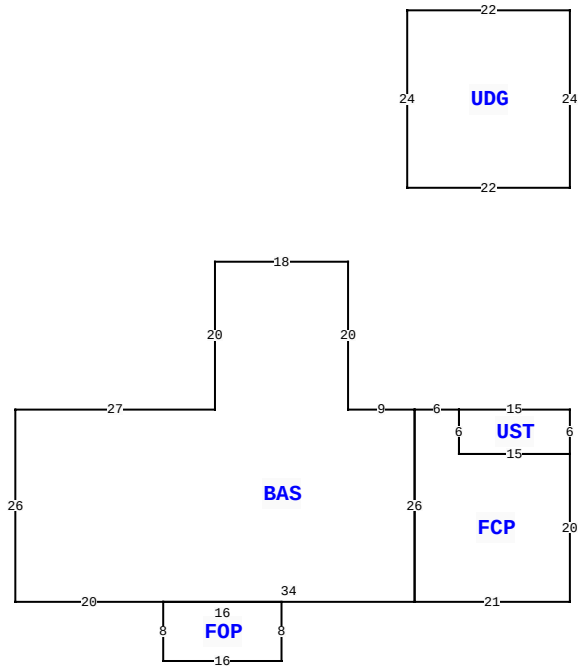
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	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	1,764	100		1,764	155,100
FCP	456	25		114	10,024
FOP	128	30		38	3,341
UDG	528	55		290	25,498
UST	90	45		40	3,517
TOTALS	2,966			2,246	197,480

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	120.7800	135.27	303,816	1972	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1764 HX Base Yr 2018



219 SW ANGELA TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		197,480
TOTAL MARKET OB/XF VALUE		2,650
TOTAL LAND VALUE - MARKET		23,625
TOTAL MARKET VALUE		223,755
SOH/AGL Deduction		85,218
ASSESSED VALUE		138,537
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,815
TOTAL JUST VALUE		223,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,755

LAND:1:1: 0.95 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052542	Roof Replacement	23,497	03/17/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/1856	7/13/2017	WD	Q	I	01	145,000
GRANTOR: TODD D & KAREN CHAPIN						
GRANTEE: JOHN & ANA DRYDEN &						
0992/2235	8/22/2003	WD	Q	I		117,000
GRANTOR: SARAH M WEIDIG						
GRANTEE: TODD D & KARIN CHAP						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W15 FCP= W6 BAS= W9 N20 W18 S20 W27 S26 E20 FOP= S8 E16 N8 W16$ E34 N26$ S26 E21 N20 W15 N6$ S6 E15 N6$ PTR=N30 UDG= N24 W22 S24 E22$ S30$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	250	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0120	CLFENCE 4	0	100	0	0	200.00	UT	4.50	4.50	100	1993	1993	3	100	900	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 2,650

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-	1230.00	179.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							

REVIEW DATE 06/25/2019 BY KR Total Acres: 0.95 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 10/06/2025 BY SYS