LOT 5 BLOCK B PLANTATION ESTATES
366-886, 773-1874, PB 937-2387,

WESTLAND TRICIA SITER
244 SW STEWART LP
LAKE CITY, FL 32024

2026

25-4S-16-03170-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

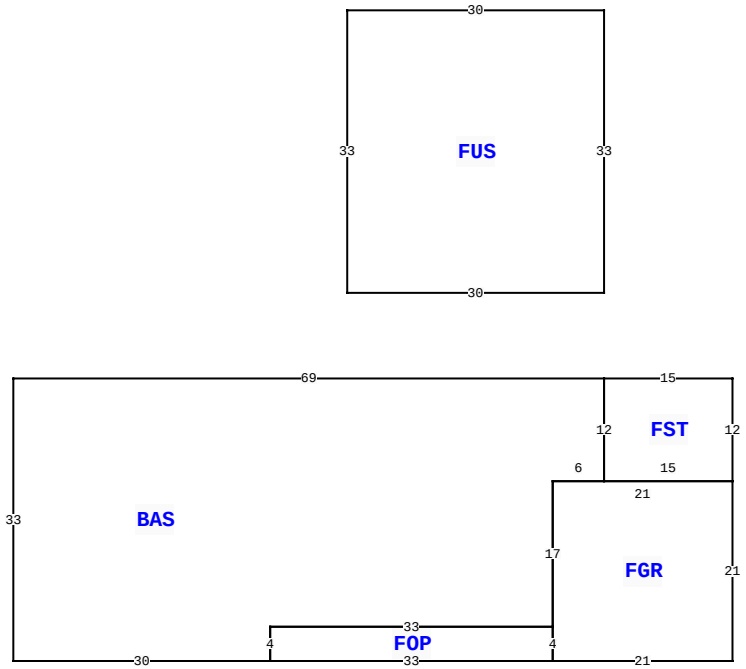
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	25416.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,019	100		2,019	170,802
FGR	441	55		243	20,557
FOP	132	30		40	3,384
FST	180	55		99	8,375
FUS	990	100		990	83,752
TOTALS	3,762			3,391	286,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,391	116.2088	130.15	441,339	1968	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 3009 HX Base Yr



244 SW STEWART LOOP, 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	286,870
TOTAL MARKET OB/XF VALUE	3,505
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	312,875
SOH/AGL Deduction	0
ASSESSED VALUE	312,875
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,875
TOTAL JUST VALUE	312,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,875

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1290/2635	3/11/2015	LE	U	I	11	100
GRANTOR: ROGER SITER (RESER LI						
GRANTEE: TRICIA SITER WESTLA						
1092/1537	8/10/2006	WD	Q	I		225,000
GRANTOR: TRICIA FALGOUT						
GRANTEE: ROGER & PATRICIA SI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W69 S33 E30 FOP= E33 N4W33 S4$ N4 E33 FGR= S4 E21 N21 W21 S17$ N17 E6 FST= E15 N12 W15 S12$ N12$ PTR=N10 FUS= N33 W30 S33 E30$ S10$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	225	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0258	PATIO	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	130	
4	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	25	1993	1993	3	25	150	
5	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 3,505

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	0		RSF-	1300.00	268.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 07/09/2019 BY BC Total Acres: 1.85 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 10/06/2025 BY SYS