AKA LOT 13 ICHETUCKNEE RIDGE
S/D UNR: COMM NE COR OF SE1/4
OF NE1/4, RUN W 645.67 FT, S

BLACK SUZANNELYNN HIMES/BLACK EDWARD A
390 SW WEATHERBY PLACE
LAKE CITY, FL 32024-2027

2026

26-5S-15-00483-114

BUILDING CHARACTERISTICS

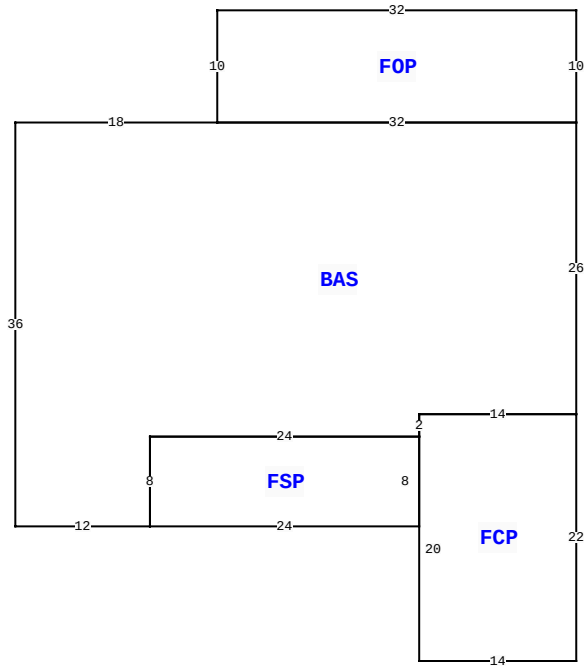
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 02
NEIGHBORHOOD/LOC	26515.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,468	100		1,468	142,015
FCP	308	25		77	7,449
FOP	320	30		96	9,287
FSP	192	40		77	7,449
TOTALS	2,288			1,718	166,200

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	113.6520	127.29	218,684	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2007 Heated Area: 1468 HX Base Yr 2007



390 SW WEATHERBY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		166,200
TOTAL MARKET OB/XF VALUE		13,100
TOTAL LAND VALUE - MARKET		180,180
TOTAL MARKET VALUE		359,480
SOH/AGL Deduction		154,252
ASSESSED VALUE		205,228
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		154,506
TOTAL JUST VALUE		359,480
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		361,667

SALE:2:1: SALE NOT IN LINE

SALE:1:1: 10.01 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17908	SFR	264	02/06/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1142/1410	2/07/2008	WD	Q	I	03	100
GRANTOR: SUZANNE HIMES BLACK						
GRANTEE: SUZANNELYNN HIMES B						
1142/1408	2/07/2008	WD	Q	I	01	100
GRANTOR: SUZANNE HIMES						
GRANTEE: SUZANNELYNN HIMES B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S36 E12 FSP= E24 N8 W24 S8$ N8 E24 FCP= S20 E14 N22 W14 S2$ N2 E14 N26 FOP= N10 W32 S10 E32$ W32$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	600	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
4	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	3,000	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	2,200	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
7	0294	SHED WOOD/	0	100	20	24	480.00	UT	10.00	10.00	100	2013	2013	3	100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 13,100

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		A-1	0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							
2	0000	C	VAC RES	100			0.00	0.00	10.01	AC		1.00	1.00	1.00	9,000.00	9,000.00	90,090							

REVIEW DATE 07/25/2016 BY DF Total Acres: 20.02 Total Land Value: 180,180 Market: 0 Agricultural: 0 Common: 180,180 PRINTED 11/19/2025 BY SYS