LOT 18 COUNTRY DALE ESTATES.

789-1021, 859-1653, 931-338, 940

WILLIAMS AUSTIN/WILLIAMS TERESITA
161 NW SPRING HOLLOW BLVD
LAKE CITY, FL 32055

2026

28-3S-16-02374-068

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

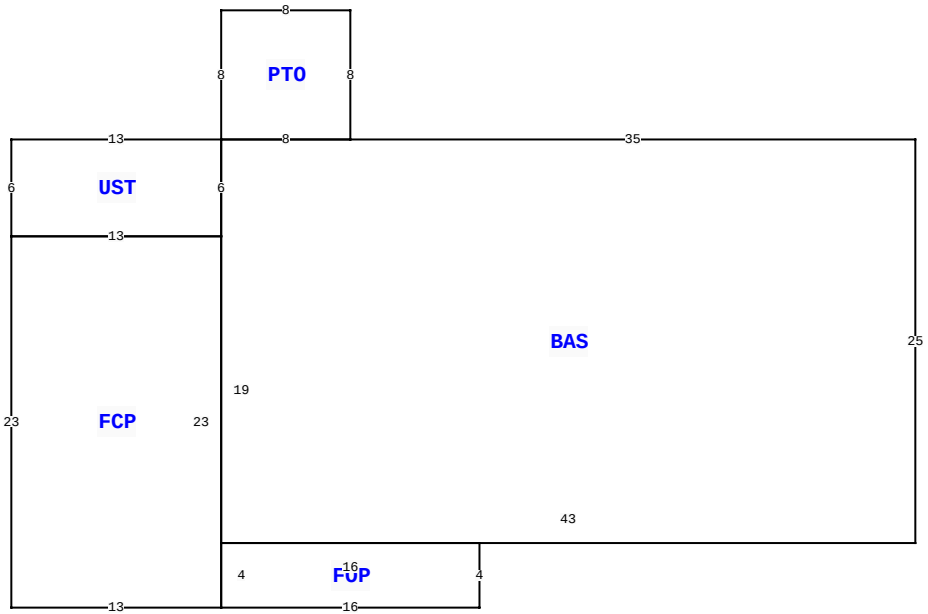
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	08	WD OR PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 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	28316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,075	100		1,075	125,655
FCP	299	25		75	8,766
FOP	64	30		19	2,221
PTO	64	5		3	351
UST	78	45		35	4,091
TOTALS	1,580			1,207	141,085

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,207	131.2740	147.03	177,465	1981	2005	0	0	0	20.50	79.50

1 SINGLE FAM 0% - 2024 Heated Area: 1075 HX Base Yr



191 NW SCOTT GLN, 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	141,085
TOTAL MARKET OB/XF VALUE	6,900
TOTAL LAND VALUE - MARKET	20,350
TOTAL MARKET VALUE	168,335
SOH/AGL Deduction	0
ASSESSED VALUE	168,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,335
TOTAL JUST VALUE	168,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	170,145

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1431/1864	3/02/2021	WD	Q	I	01	144,900
GRANTOR: FORDE MARTIN V						
GRANTEE: WILLIAMS AUSTIN						
1402/1075	12/27/2019	WD	Q	I	01	100,000
GRANTOR: ANTHONY R & JOHANNA R						
GRANTEE: MARTIN V & FINOLA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 PTO= N8 W8 S8 E8$ W8 UST= W13 S6 E13N6$S6 FCP= W13 S23 E13 N23$S19 FOP= S4 E16 N4 W16$ E43N25$.

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	200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	
3	0031	BARN,MT AE	0	0	20	30	600.00	UT	11.00	11.00	100	2017	2017	3	100	6,600	

LAND DESCRIPTION

TOTAL OB/XF 6,900

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-	1116.00	277.00	1.00	LT		1.00	1.00	1.10	18,500.00	20,350.00	20,350							

REVIEW DATE 09/06/2018 BY KR Total Acres: 0.74 Total Land Value: 20,350 Market: 0 Agricultural: 0 Common: 20,350 PRINTED 11/17/2025 BY SYS