BEG AT SE COR OF NW1/4 OF SE1/4, FT, SW 200 FT, SE 100 FT, SW 584 471.52 FT TO S LINE OF NW1/4 OF

FENDER JANETTE RENE
387 SW SELLER WAY
LAKE CITY, FL 32025

2026

28-4S-17-08802-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

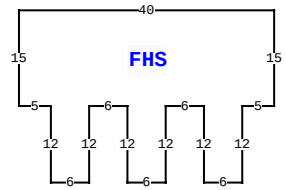
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28417.00	1.00/

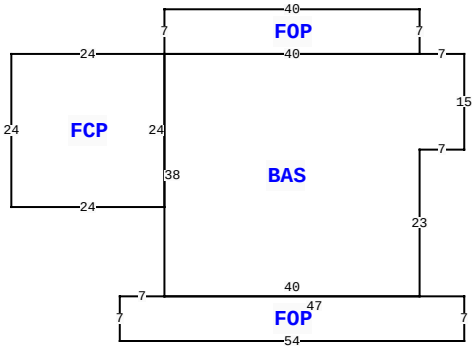
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100		1,625	190,432
FCP	576	25		144	16,875
FHS	816	60		490	57,423
FOP	280	30		84	9,844
FOP	378	30		113	13,242
TOTALS	3,675			2,456	287,817

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,456	112.5120	126.01	309,481	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 2441 HX Base Yr 2019





387 SW SELLERS WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		287,817
TOTAL MARKET OB/XF VALUE		7,000
TOTAL LAND VALUE - MARKET		78,750
TOTAL MARKET VALUE		373,567
SOH/AGL Deduction		141,355
ASSESSED VALUE		232,212
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		181,490
TOTAL JUST VALUE		373,567
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		376,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38259	M H	533	06/20/2019
36714	SFR	1,249	05/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1534/507	2/11/2025	QC	U	I	11	100
GRANTOR: HAGLER ERIC C						
GRANTEE: FENDER JANETTE RENE						
1357/0916	4/06/2018	WD	Q	V	03	66,800
GRANTOR: RAY & DOTTIE L SHAW						
GRANTEE: ERIC C & JANETTE F						

BUILDING NOTES

BUILDING DIMENSIONS

FHS=[ORIG=0,-30] N12 E5 N15 W40 S15 E5 S12 E6 N12 E6 S12 E6 N12 E6 S12 E6 $BAS=[ORIG=0,0] W7 W40 S38 E40 N23 E7 N15 $FCP=[ORIG=-47,0] W24 S24 E24 N24 $FOP=[ORIG=-47,38] W7 S7 E54 N7 W47 $FOP=[ORIG=-7,0] N7 W40 S7 E40 $.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,000

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			0.00	0.00	10.50	AC		1.00	1.00	1.00	7,500.00	7,500.00	78,750							

REVIEW DATE 08/05/2019 BY RP Total Acres: 10.50 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 11/20/2025 BY SYS