LOTS 8 & 9 BLOCK 5 & LOT 7, BLOC
S 4 FT THEREOF. ALSO, THE E 28 F
23,24 & 25, BLOCK 5 & LOTS 5 & 6

HENDERSON ISSAC I/HENDERSON REGINA
152 NW FAT CAT CT
LAKE CITY, FL 32055

2026

29-3S-16-02394-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

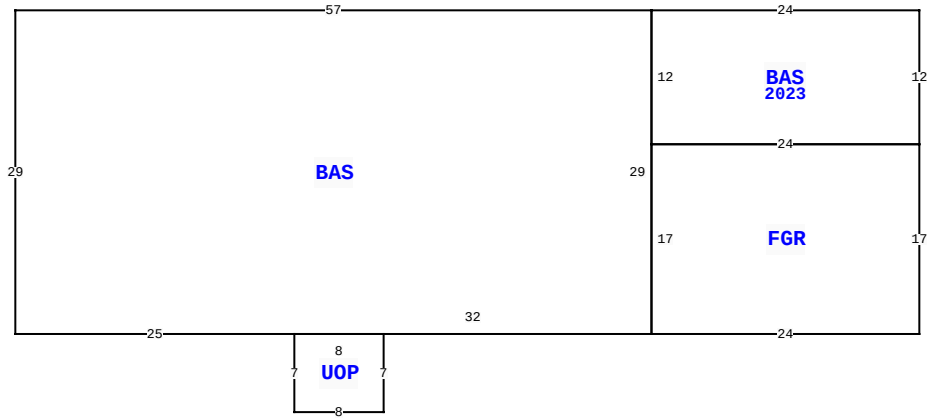
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	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 01
NEIGHBORHOOD/LOC	29316.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	135,402
BAS	288	100	2023	288	23,591
FGR	408	55		224	18,348
UOP	56	20		11	901
TOTALS	2,405			2,176	178,243

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	112.5200	126.02	274,220	1956	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1941 HX Base Yr 2023



152 NW FAT CAT CT, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		178,243
TOTAL MARKET OB/XF VALUE		1,648
TOTAL LAND VALUE - MARKET		26,000
TOTAL MARKET VALUE		205,891
SOH/AGL Deduction		12,262
ASSESSED VALUE		193,629
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,907
TOTAL JUST VALUE		205,891
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,891

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2752	11/03/2022	WD	Q	I	01	195,000
GRANTOR: HALABI WASEEM						
GRANTEE: HENDERSON ISSAC I						
1401/2140	12/20/2019	WD	Q	I	01	48,000
GRANTOR: AMY LYNN SWEARENGIN A						
GRANTEE: WASEEM HALABI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W57 S29 E25 E32 N29 $
FGR=[ORIG=0,29] E24 N17 W24 S17 $
UOP=[ORIG=-32,29] S7 E8 N7 W8 $
BAS=[YR=2023;ORIG=0,0] E24 S12 W24 N12 $
.

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	0296	SHED METAL	0	100	18	24	432.00	UT	1.50	1.50	100	2000	2000	3	100	648	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	1956		100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 1,648

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 03/01/2023 BY KS Total Acres: 0.57 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/18/2025 BY SYS