

LOT 4 WESTER WOODS, PHASE 1.
WD 1040-1936, WD 1071-895, DC 15

GRASSEL SCOTT THOMAS/GRASSEL BEVERLY ANN
146 SW BROADLEAF CT
LAKE CITY, FL 32024

2026

30-4S-17-08898-104



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

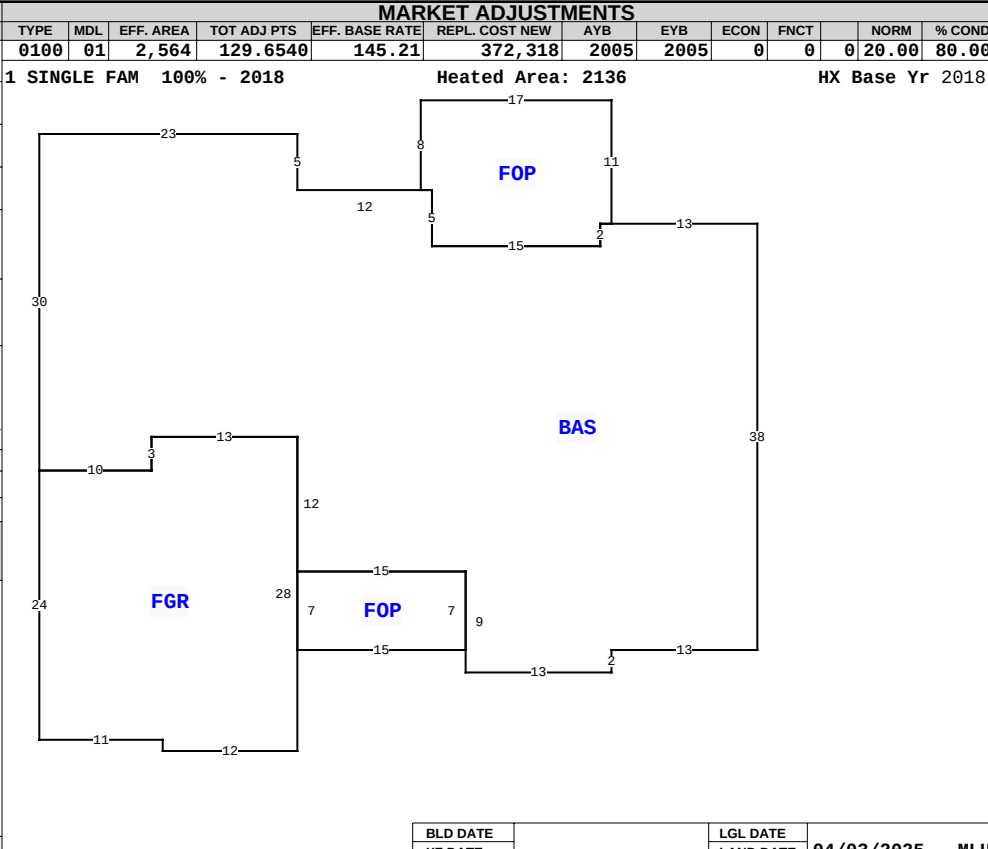
Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM	MKT AREA	06
NEIGHBORHOOD/LOC	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,136	100		2,136	248,135
FGR	603	55		332	38,568
FOP	105	30		32	3,718
FOP	214	30		64	7,434
TOTALS	3,058			2,564	297,854

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0	100	0	1.00	UT	2,000.00	2,000.00
2	0166	CONC,PAVMT	0	100	0	2,042.00	UT	2.50	2.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

REVIEW DATE 08/22/2025 BY TP



TOTAL OB/XF									
7,105									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

Total Acres: 1.18 Total Land Value: 35,000 Market: 0 Agricultural: 0

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	297,854		
TOTAL MARKET OB/XF VALUE	7,105		
TOTAL LAND VALUE - MARKET	35,000		
TOTAL MARKET VALUE	339,959		
SOH/AGL Deduction	167,519		
ASSESSED VALUE	172,440		
TOTAL EXEMPTION VALUE	HX HB WR SX 105,722		
BASE TAXABLE VALUE	66,718		
TOTAL JUST VALUE	339,959		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	343,683		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047383	Roof Replacement	26,984	06/05/2023
23078	SFR	624	04/27/2005

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/2681	6/30/2025	WD	Q	I	01	405,000
GRANTOR: KIHEI MELINDA						
GRANTEE: GRASSEL SCOTT THOMA						
1506/918	1/09/2024	LE	U	I	14	100
GRANTOR: THIELE JAMES D						
GRANTEE: THIELE JAMES D (ENH)						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W13 FOP= N11 W17 S8 E1 S5 E15 N2 E1\$ W1 S2 W15 N5 W12 N5 W23 S30 FGR= S24 E11 S1 E12 N28 W13 S3 W10\$ E10 N3 E13 S12 FOP= S7 E15 N7 W15\$ E15 S9 E13 N2 E13 N38\$.									

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

Common: 35,000 PRINTED 11/18/2025 BY SYS