LOT 18 WESTER WOODS, PHASE 1.
WD 1040-1675, WD 1088-2240, WD 1

CESSNUN CASEY/CESSNUN XIAOFANG
138 SW PHLOX GLN
LAKE CITY, FL 32024

2026

30-4S-17-08898-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

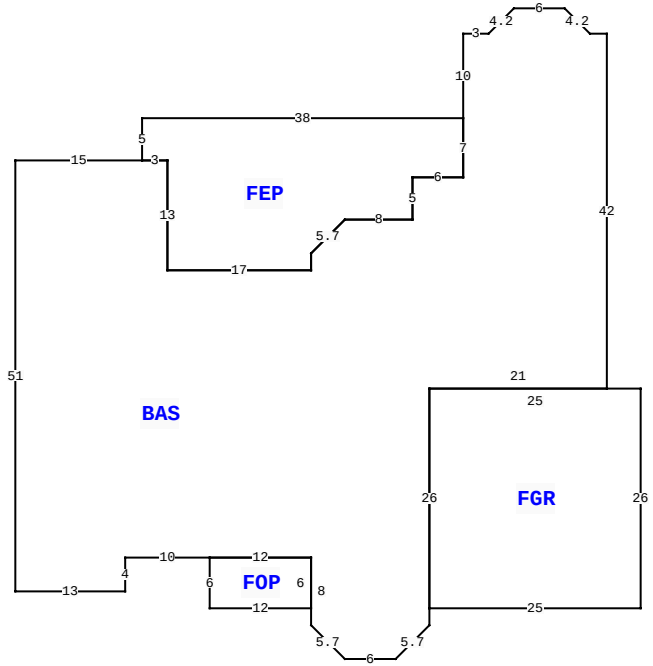
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	08	IRREGULAR 100
Roof Cover	08	CLAY TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	02	02 100
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	3,031	100		3,031	410,890
FEP	515	80		412	55,852
FGR	650	55		358	48,532
FOP	72	30		22	2,982
TOTALS	4,268			3,823	518,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,823	147.6111	165.32	632,018	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2022 Heated Area: 3031 HX Base Yr



138 SW PHLOX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	518,255
TOTAL MARKET OB/XF VALUE	14,672
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	567,927
SOH/AGL Deduction	0
ASSESSED VALUE	567,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	567,927
TOTAL JUST VALUE	567,927
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	574,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24902	ADDN SFR	887	08/23/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1448/1764	9/22/2021	WD	Q	I	01	565,000
GRANTOR: BUCHS MARK						
GRANTEE: CESSNUN CASEY						
1127/2451	8/09/2007	WD	Q	I		590,000
GRANTOR: ISAAC HOLDING INC						
GRANTEE: MARK & HEATHER BUCH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S51 E13 N4 E10 E12 S8 D4R4 E6 U4R4 N2 N26 E21 N42 W2 U3L3 W6 D3L3 W3 S10 S7 W6 S5 W8 D4L4 S2 W17 N13 W3 $
FGR=[ORIG=34,53] E25 N26 W25 S26 $
FEP=[DPR_YEAR=2021;ORIG=38,-5] W38 S5 E3 S13 E17 N2 U4R4 E8 N5 E6 N7 $
FOP=[ORIG=8,47] S6 E12 N6 W12 $
.

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	0	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	4,224.00	UT	3.00	3.00	100	2007	2007	3	100	12,672	

LAND DESCRIPTION

TOTAL OB/XF 14,672

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/01/2021 BY CP Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 10/02/2025 BY SYS