

LOT 13 EX THE N 40 FT & THE E 43
HILLSIDE S/D.

ANGSTADT JEFFREY PARKER/ANGSTADT KAREN S
186 SW ARVID GLN
LAKE CITY, FL 32024

2026

30-4S-17-08908-002



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 80
Exterior Wall	19	COMMON BRK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectural	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	30417.010 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	20,474
BAS	1,100	100		1,100	85,307
FOP	18	30		5	388
FOP	70	30		21	1,629
FST	156	55		86	6,670
TOTALS	1,608			1,476	114,466

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0294	SHED WOOD/	0	100	10	16	160.00	UT	7.50	7.50	1,200
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	600
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	7,000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT	

REVIEW DATE 07/06/2017 BY DF

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,476	106.5240	119.31	176,102	1971	1971	0	0	0 35.00	65.00
1 SINGLE FAM		100% - 0		Heated Area: 1364				HX Base Yr			

The floor plan diagram illustrates the layout of a single-family home. It features a large central area labeled 'BAS' (Basement) with a width of 34 and a depth of 25. To the right of the basement is a vertical strip containing two areas: 'FST' (Front Staircase) at the top and another 'BAS' (Basement) area below it. The 'FST' area has a width of 12 and a height of 13. The lower 'BAS' area has a width of 12 and a height of 19. At the bottom of the plan, there are two 'FOP' (Front Porch) areas. One is located at the bottom left, adjacent to the main basement, with a width of 38 and a depth of 3. The other is at the bottom right, adjacent to the lower basement area, with a width of 12 and a depth of 3. The overall width of the structure is 46 (34 + 12), and the overall depth is 28 (25 + 3).

BLD DATE	MLU	XF DATE	INC DATE	LGL DATE	AG DATE
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TOTAL OB/XF 8,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00

TOTAL OB/XF 8,800													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND
1	0100	C	SFR	100		00	0.00	0.00	1.00	LT		1.00	1.00

Total Acres: 0.94 Total Land Value: 14,800 Market: 0 Agricultural: 0 Common: 14,800

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		114,466	
TOTAL MARKET OB/XF VALUE		8,800	
TOTAL LAND VALUE - MARKET		14,800	
TOTAL MARKET VALUE		138,066	
SOH/AGL Deduction		72,486	
ASSESSED VALUE		65,580	
TOTAL EXEMPTION VALUE		40,580	
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		138,066	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		138,066	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30971	MAINT/ALTR	35	04/23/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
0382/0024	7/08/1977	WD	Q	I	01	14,181
GRANTOR: GASTON E & GLENDA MCC						
GRANTEE: JEFFREY PARKER ANG						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS= W34 S25 E38 FOP= S3 E6N3 W6\$ E6 BAS= S3 E12 N22 FST= N13 W12 S13 E12\$ W12 S19\$ N25 FOP= N7 W10 S7 E10 \$W10\$.													

OTHER ADJUSTMENTS AND NOTES													
YEAR	DENSITY	DECL	FRZ	YR	CONSRV								

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