COMM SE COR OF SEC, RUN N 219.49
FOR POB, CONT W 449.54FT, N 194
S 194 FT TO POB.

**PONTON DAVID P**
159 SW FAMILY CT
LAKE CITY, FL 32025

**2026**

**30-4S-17-08913-001**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

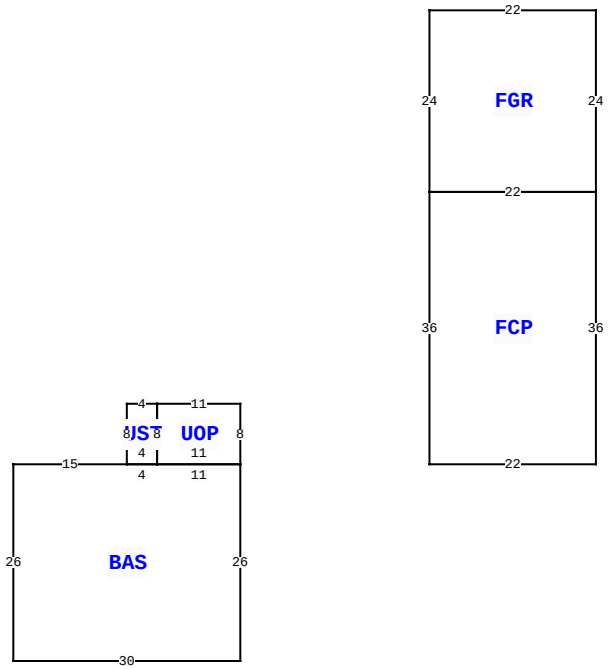
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 08 | WD OR PLY 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| 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 | 30417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 780 | 100 | | 780 | 58,772 |
| FCP | 792 | 25 | | 198 | 14,919 |
| FGR | 528 | 55 | | 290 | 21,851 |
| UOP | 88 | 20 | | 18 | 1,357 |
| UST | 32 | 45 | | 14 | 1,055 |
| TOTALS | 2,220 | | | 1,300 | 97,952 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,300 | 103.5000 | 115.92 | 150,696 | 1983 | 1983 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 1997 Heated Area: 780 HX Base Yr 1997




159 SW FAMILY CT, 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 | | 97,952 |
| TOTAL MARKET OB/XF VALUE | | 17,472 |
| TOTAL LAND VALUE - MARKET | | 30,600 |
| TOTAL MARKET VALUE | | 146,024 |
| SOH/AGL Deduction | | 80,712 |
| ASSESSED VALUE | | 65,312 |
| TOTAL EXEMPTION VALUE | HX HB | 25,000 |
| BASE TAXABLE VALUE | | 40,312 |
| TOTAL JUST VALUE | | 146,024 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 146,024 |

LAND:1:1: POOR ACCESS

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1378/0451 | 2/12/2019 | WD | U | I | 11 | 100 |
| GRANTOR: BETTE L PONTON | | | | | | |
| GRANTEE: DAVID PONTON | | | | | | |
| 0824/0474 | 6/21/1996 | WD | Q | I | | 39,000 |
| GRANTOR: ROBERT L & LOIS MOBLE | | | | | | |
| GRANTEE: BETTE L & DAVID PON | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W15 S26 E30 N26 UOP= N8W11S8 E11$ W11 UST= N8 W4 S8 E4$ W4$ PTR= E40 FCP= E22 N36 FGR= N24 W22 S24 E22$ W22 S36$ W40$.

### 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 | 0166 | CONC,PAVMT | 0 | 100 | 12 | 34 | 408.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 816 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 12 | 34 | 408.00 | UT | 2.00 | 2.00 | 100 | 1993 | 1993 | 3 | 100 | 816 | |
| 3 | 0030 | BARN,MT | 0 | 0 | 40 | 44 | 1,760.00 | UT | 9.00 | 9.00 | 100 | 2012 | 2012 | 3 | 100 | 15,840 | |

### LAND DESCRIPTION

TOTAL OB/XF 17,472

| 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 | | A-1 | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 0.85 | 18,000.00 | 15,300.00 | 30,600 | | | | | | | |

REVIEW DATE 07/05/2017 BY DF Total Acres: 2.00 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 11/05/2025 BY SYS