COMM SW COR OF N1/2 OF NW1/4 OF
FT, E 442.5 FT FOR POB, N 210 FT
210 FT, W 82.5 FT TO POB, EX BEG

HOUDE JOANN WITT
844 SW THETIS PL
LAKE CITY, FL 32025

2026

31-3S-17-13924-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

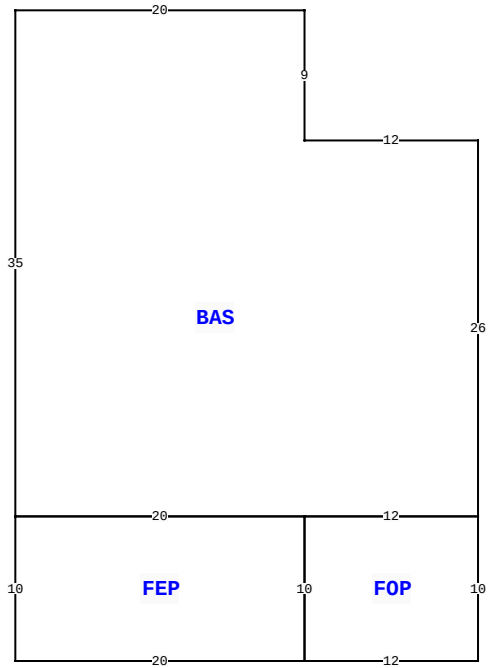
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	14	PREFIN MT 10
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100		1,012	82,961
FEP	200	80		160	13,116
FOP	120	30		36	2,951
TOTALS	1,332			1,208	99,029

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,208	112.6080	126.12	152,353	1945	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1012 HX Base Yr 2011



844 SW THETIS PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		99,029
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		10,665
TOTAL MARKET VALUE		110,194
SOH/AGL Deduction		46,356
ASSESSED VALUE		63,838
TOTAL EXEMPTION VALUE	HX HB	38,838
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		110,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		110,194

PERMIT NUM	DESCRIPTION	AMT	ISSUED
249	ADDN SFR	50	06/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1210/1378	11/12/2010	QC	U	I	11	100
GRANTOR: ARTHUR WINTHROP HOUDE						
GRANTEE: JOANN WITT HOUDE						
1070/1130	12/29/2005	WD	Q	I		70,000
GRANTOR: BOLAND						
GRANTEE: HOUDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N9 W20 S35 FEP= S10E20 N10 W20$ E20 FOP= S10 E12 N10 W12$ E12 N26$.

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	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 500

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		*RSF-2	0.00	0.00	14,220.00	SF		1.00	1.00	1.00	0.75	0.75	10,665							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.33 Total Land Value: 10,665 Market: 0 Agricultural: 0 Common: 10,665 PRINTED 11/18/2025 BY SYS