COMM SW COR OF NE1/4, RUN N 773.
FOR POB, RUN E 869.21 FT, N 254.
FT, S 254.02 FT TO POB.

O'NEAL JASON
6970 SW 40TH ST, MILINE APT 129
MIAMI, FL 33155

2026

31-4S-17-08915-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

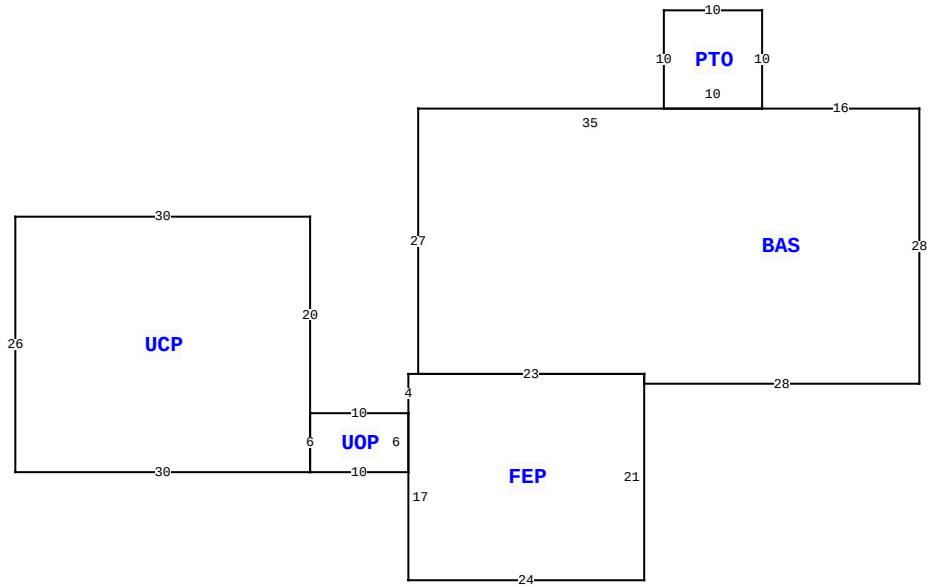
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	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	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,405	100		1,405	126,092
FEP	504	80		403	36,167
PTO	100	5		5	449
UCP	780	20		156	14,000
UOP	60	20		12	1,077
TOTALS	2,849			1,981	177,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,981	123.2748	138.07	273,517	1979	1989	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2021 Heated Area: 1405 HX Base Yr



1125 SW WESTER DR, 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: 3	Tax Dist:
BUILDING MARKET VALUE	177,786
TOTAL MARKET OB/XF VALUE	2,900
TOTAL LAND VALUE - MARKET	55,770
TOTAL MARKET VALUE	236,456
SOH/AGL Deduction	0
ASSESSED VALUE	236,456
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,456
TOTAL JUST VALUE	236,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051867	Electrical Servic	0	12/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1535/1909	9/12/2024	QC	U	I	11	100
GRANTOR: O'NEAL MEGHAN						
GRANTEE: O'NEAL JASON						
1444/2029	8/11/2021	QC	U	I	11	100
GRANTOR: O'NEAL MEGHAN						
GRANTEE: O'NEAL JASON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 PTO= N10 W10 S10 E10$ W35 S27 FEP= W1 S4 UOP= W10 UCP= N20 W30 S26 E30 N6$ S6 E10 N6$ S17 E24 N21 W23$ E23 S1 E28 N28$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	0	15	20	300.00	UT	2.00	2.00	100	0	0	3	100	600	
3	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0120	CLFENCE 4	0	0	0	0	200.00	UT	4.50	4.50	100	1994	1994	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 2,900

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		A-1	0.00	0.00	5.07	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,770							

REVIEW DATE 02/13/2025 BY TW Total Acres: 5.07 Total Land Value: 55,770 Market: 0 Agricultural: 0 Common: 55,770 PRINTED 11/06/2025 BY SYS