

THOMAS PAUL E/THOMAS TERESA J
1205 SW WESTER DR
LAKE CITY, FL 32024

31-4S-17-08915-004

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		19	COMMON BRK 100		0100	01		1,683	121.2000	135.74	228,450	1989	1989	0	0	35.00	65.00	VALUATION BY					STANDARD																				
Roof Structur		03	GABLE/HIP 100		1 SINGLE FAM 100% - 0													Heated Area: 1659													HX Base Yr												
Roof Cover		05	COMP SHNGL 100															BUILDING MARKET VALUE													148,492												
Interior Wall		03	DRYWALL 100															TOTAL MARKET OB/XF VALUE													6,410												
Interior Floo		12	HARDWOOD 80															TOTAL LAND VALUE - MARKET													55,000												
Interior Floo		14	CARPET 20															TOTAL MARKET VALUE													209,902												
Air Condition		03	CENTRAL 100															SOH/AGL Deduction													86,303												
Heating Type		04	AIR DUCTED 100															ASSESSED VALUE													123,599												
Bedrooms			3 100		TOTAL EXEMPTION VALUE													HX HB 50,722																									
Bathrooms			3 100		BASE TAXABLE VALUE													72,877																									
Frame		01	NONE 100		TOTAL JUST VALUE													209,902																									
Stories		1.	1. 100		NCON VALUE													0																									
Architectual		05	CONV 100		INCOME VALUE																																						
Units			0 100		PREVIOUS YEAR MKT VALUE													209,902																									
Condition Adj		03	03 100															SALE:2:1: 5 ACRES @ 3300 - MKT 2600																									
Kitchen Adjus		01	01 100															SALE:1:1: 5 ACRES WITH IMP																									
Quality		05	05																																								
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	1,659	100		1,659	146,375																																						
PTO	480	5		24	2,118																																						
TOTALS		2,139		1,683	148,492	1205 SW WESTER DR, LAKE CITY													BLD DATE					LGL DATE					04/07/2025					MLU									
EXTRA FEATURES															XF DATE					LAND DATE																							
															INC DATE					AG DATE																							
L N	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	0294	SHED WOOD/			0	100	10	12	1.00		UT	0.00		0.00		100	0	0	3	100	150																						
2	0040	BARN,POLE			0	100	24	48	1,152.00		UT	5.00		5.00		100	1994	1994	3	100	5,760																						
3	0070	CARPORT UF			0	100	0	0	1.00		UT	0.00		0.00		100	2017	2017	3	100	500																						
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