COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF A CO RD, RUN N 1556.35
N 255.97 FT, E 864.74 FT, S 256.

GIEBEIG EARL HUGH JR/GIEBEIG DONNA JEAN
PO BOX 414
LAKE CITY, FL 32056

2026

31-4S-17-08915-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

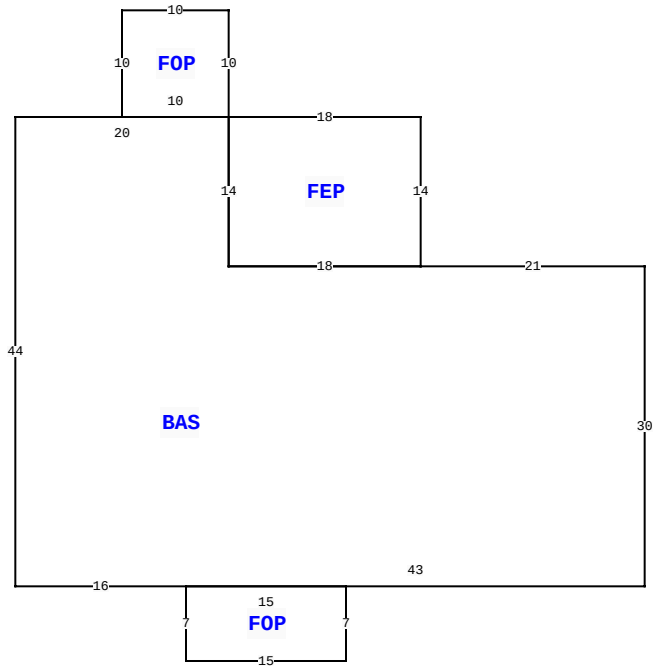
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,050	100		2,050	151,069
FEP	252	80		202	14,886
FOP	100	30		30	2,211
FOP	105	30		32	2,358
TOTALS	2,507			2,314	170,523

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,314	109.6620	122.82	284,205	1987	1987	5	0	0	35.00	60.00

1 SINGLE FAM 100% - 0 Heated Area: 2050 HX Base Yr



1229 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		170,523
TOTAL MARKET OB/XF VALUE		7,416
TOTAL LAND VALUE - MARKET		55,330
TOTAL MARKET VALUE		233,269
SOH/AGL Deduction		96,851
ASSESSED VALUE		136,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,696
TOTAL JUST VALUE		233,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		233,269

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18757	PUMP/UTPOL	30	09/21/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0597/0786	3/01/1982	WD	Q	V		12,500

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 FEP= N14 W18 S14 E18$ W18 N14 FOP= N10 W10 S10 E10$ W20 S44 E16 FOP= S7 E15 N7 W15$ E43 N30 $.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0296	SHED METAL	0	100	8	10	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0080	DECKING	0	100	18	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
5	0030	BARN,MT	0	100	0	18	612.00	UT	6.00	6.00	100	1994	1994	3	100	3,672	
6	0040	BARN,POLE	0	100	22	34	748.00	UT	3.00	3.00	100	1994	1994	3	100	2,244	

LAND DESCRIPTION

TOTAL OB/XF 7,416

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	5.03	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,330							

REVIEW DATE 06/30/2017 BY BC Total Acres: 5.03 Total Land Value: 55,330 Market: 0 Agricultural: 0 Common: 55,330 PRINTED 11/18/2025 BY SYS