

COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF A GD RD, N 1043.06 FT F
513.29 FT, E 860.25 FT, S 514.03

O'STEEN LONNIE A
1277 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-006



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 100
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/

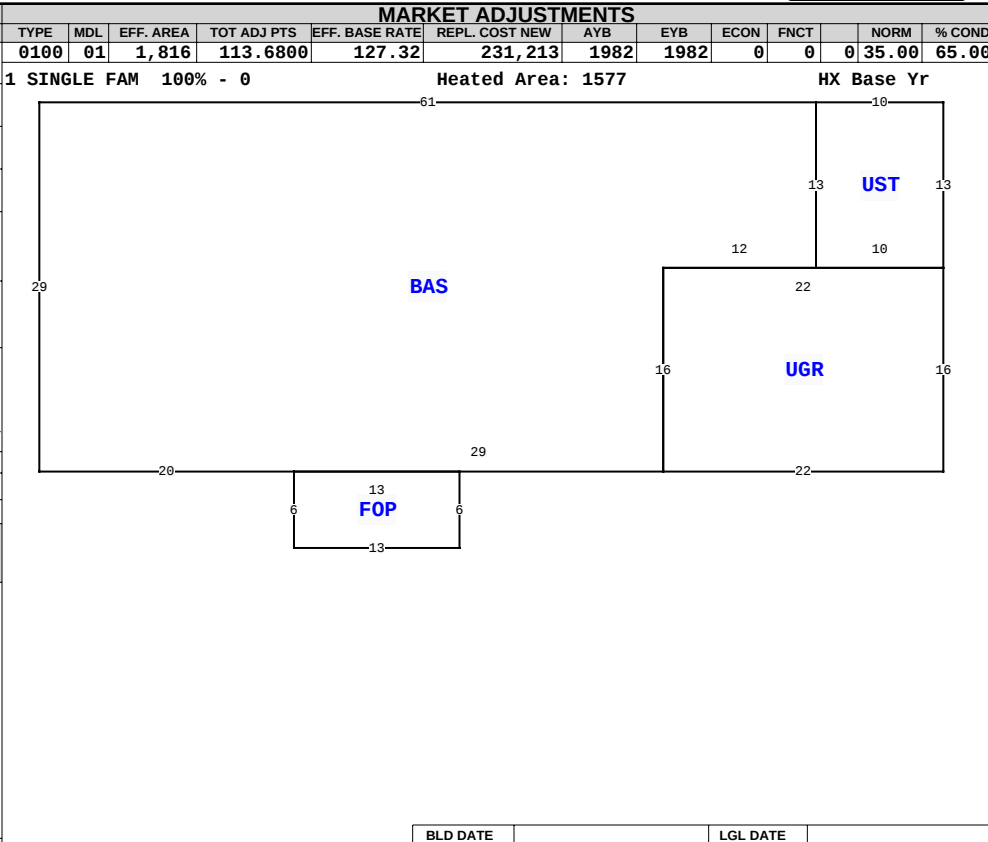
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,577	100		1,577	130,510
FOP	78	30		23	1,903
UGR	352	45		158	13,076
UST	130	45		58	4,800
TOTALS	2,137			1,816	150,288

EXTRA FEATURES

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	0190	FPLC PF	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0 100	16	32	512.00	UT	70.00	70.00	30	1982	1982	3	30	10,752	
3	0021	BARN,FR AE	0 100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0166	CONC,PAVMT	0 100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

LAND DESCRIPTION			TOTAL OB/XF 13,752													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	11,000.00	11,000.00

REVIEW DATE 06/30/2017 BY BC



1277 SW WESTER DR, LAKE CITY

BLD DATE			LGL DATE		
XF DATE			LAND DATE		
INC DATE			AG DATE		
			04/07/2025 MLU		

COLUMBIA COUNTY PROPERTY										PAGE 1 of 1		3	
VALUATION SUMMARY													
VALUATION BY							STANDARD						
Tax Group: 3							Tax Dist:						
BUILDING MARKET VALUE							150,288						
TOTAL MARKET OB/XF VALUE							13,752						
TOTAL LAND VALUE - MARKET							55,440						
TOTAL MARKET VALUE							219,480						
SOH/AGL Deduction							112,889						
ASSESSED VALUE							106,591						
TOTAL EXEMPTION VALUE							HX HB		50,722				
BASE TAXABLE VALUE							55,869						
TOTAL JUST VALUE							219,480						
NCON VALUE							0						
INCOME VALUE													
PREVIOUS YEAR MKT VALUE							219,480						

Total Acres: 5.04 Total Land Value: 55,440 Market: 0 Agricultural: 0 Common: 55,440 PRINTED 11/18/2025 BY SYS