COMM SW COR OF NW1/4 OF SE1/4, R
E R/W WESTER RD, N ALONG R/W 524
CONT N 260.06 FT, E 846.63 FT, S

SMITH MARGARET
1451 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

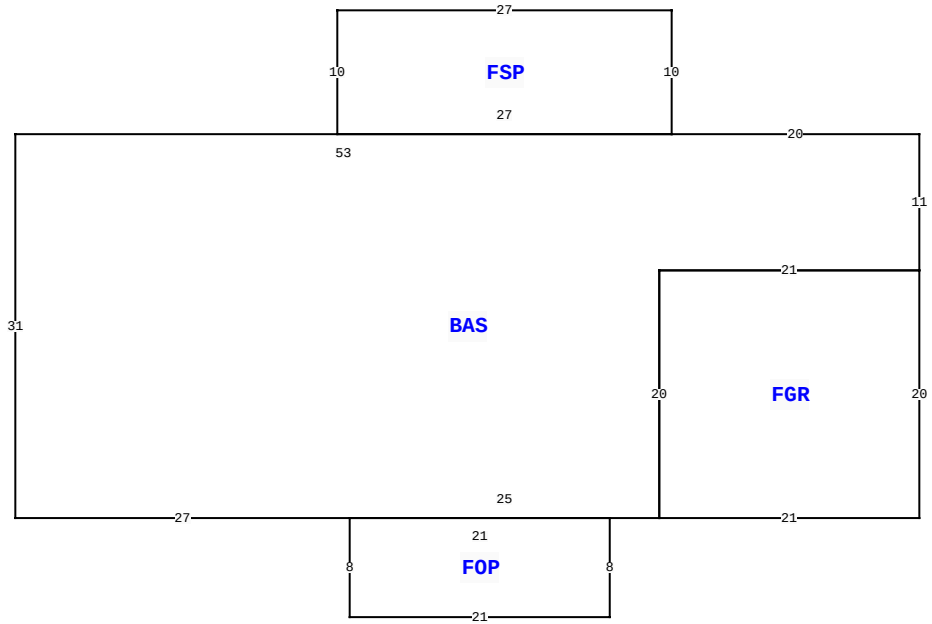
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	02	WALL BOARD 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,843	100		1,843	146,545
FGR	420	55		231	18,368
FOP	168	30		50	3,976
FSP	270	40		108	8,588
TOTALS	2,701			2,232	177,477

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,232	109.2220	122.33	273,041	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1843 HX Base Yr



1451 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		177,477
TOTAL MARKET OB/XF VALUE		5,141
TOTAL LAND VALUE - MARKET		55,440
TOTAL MARKET VALUE		238,058
SOH/AGL Deduction		96,523
ASSESSED VALUE		141,535
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		85,813
TOTAL JUST VALUE		238,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32037	MAINT/ALTR	25	06/13/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1379/1209	2/28/2019	LE	U	I	14	100

GRANTOR: LARRY STANTON & MARGA

GRANTEE: PHILLIP S SMITH & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= N10 W27 S10 E27$ W53 S31 E27 FOP= S8 E21N8 W21$ E25 FGR= E21 N20 W21S20$ N20 E21 N11$.

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	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	40	36	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	100	24	40	960.00	UT	0.98	0.98	100	0	0	3	100	941	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0060	CARPORT F	0	100	18	20	360.00	UT	5.00	5.00	100	1994	1994	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,141

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	5.04	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,440							

REVIEW DATE 06/30/2017 BY BC Total Acres: 5.04 Total Land Value: 55,440 Market: 0 Agricultural: 0 Common: 55,440 PRINTED 09/30/2025 BY SYS