COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF A CO GRADED RD, RUN N 1
POB, CONT N 257.32 FT, E 855.73

ALQUBAISI AHMED M/O'STEEN LONNIE A
1337 SW WESTER DR
LAKE CITY, FL 32024

**2026**

**31-4S-17-08915-015**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 07 | CONC TILE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 15 | HARDTILE 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 1,570 | 100 | | 1,570 | 138,829 |
| FGR | 526 | 55 | | 289 | 25,555 |
| FOP | 32 | 30 | | 10 | 884 |
| FUS | 598 | 100 | | 598 | 52,879 |
| TOTALS | 2,726 | | | 2,467 | 218,147 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,467 | 121.4640 | 136.04 | 335,611 | 1999 | 1999 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 0% - 2024 Heated Area: 2168 HX Base Yr

1337 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 | 218,147 |
| TOTAL MARKET OB/XF VALUE | 44,961 |
| TOTAL LAND VALUE - MARKET | 55,550 |
| TOTAL MARKET VALUE | 318,658 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 318,658 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 318,658 |
| TOTAL JUST VALUE | 318,658 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 318,658 |

SALE:1:1: 5.05 AC

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 38202 | STORAGE | 288 | 06/06/2019 |
| 11944 | SFR | 285 | 12/10/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1485/405 | 2/22/2023 | QC | U | I | 11 | 100 |
| GRANTOR: ALQUBAISI AHMED M | | | | | | |
| GRANTEE: ALQUBAISI AHMED M | | | | | | |
| 1483/1571 | 1/27/2023 | QC | P | I | 98 | 100 |
| GRANTOR: ALQUBAISI AHMED M | | | | | | |
| GRANTEE: ALQUBAISI AHMED M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= 1570$ FUS= 598$ FGR= 526$ FOP= 32$.

## 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 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 4,066.00 | UT | 1.50 | 1.50 | 50 | 1999 | 1999 | 3 | 50 | 3,050 | |
| 2 | 0258 | PATIO | 0 | 0 | 0 | 0 | 1,074.00 | UT | 1.50 | 1.50 | 100 | 1999 | 1999 | 3 | 100 | 1,611 | |
| 3 | 0060 | CARPORT F | 0 | 0 | 20 | 30 | 600.00 | UT | 5.00 | 5.00 | 100 | 2000 | 2000 | 3 | 100 | 3,000 | |
| 4 | 0030 | BARN,MT | 0 | 0 | 24 | 40 | 960.00 | UT | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 100 | 9,600 | |
| 5 | 0190 | FPLC PF | 0 | 0 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 2017 | 2017 | 3 | 100 | 1,200 | |
| 6 | 0031 | BARN,MT AE | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 26,000 | |
| 7 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 500 | |

## LAND DESCRIPTION

TOTAL OB/XF 44,961

| 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 | 5.05 | AC | | 1.00 | 1.00 | 1.00 | 11,000.00 | 11,000.00 | 55,550 | | | | | | | |

REVIEW DATE 10/01/2019 BY RP Total Acres: 5.05 Total Land Value: 55,550 Market: 0 Agricultural: 0 Common: 55,550 PRINTED 11/20/2025 BY SYS