LOT 9 MEADOW WEST S/D UNREC.
COMM NE COR OF SE1/4 OF NE1/4, R
40 FT TO W R/W OF CR-131 & S R/W

FORAN VICTORIA
692 SW GALILEE LOOP
LAKE CITY, FL 32024

2026

31-5S-17-09465-019

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

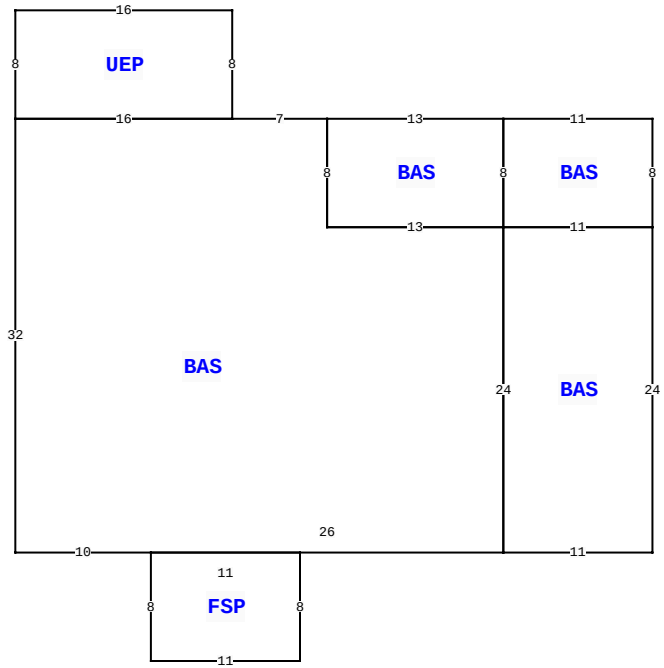
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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 02
NEIGHBORHOOD/LOC	31517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	88	100		88	6,907
BAS	104	100		104	8,163
BAS	264	100		264	20,721
BAS	1,048	100		1,048	82,255
FSP	88	40		35	2,747
UEP	128	60		77	6,044
TOTALS	1,720			1,616	126,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,616	107.8110	120.75	195,132	1936	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2018 Heated Area: 1504 HX Base Yr 2018



692 SW GALILEE LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/20/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		126,836
TOTAL MARKET OB/XF VALUE		13,164
TOTAL LAND VALUE - MARKET		35,070
TOTAL MARKET VALUE		175,070
SOH/AGL Deduction		64,354
ASSESSED VALUE		110,716
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,994
TOTAL JUST VALUE		175,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,070

LAND:4:1: 5.0 ACRES ADDED FOR 1995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051585	Electrical Servic	0	11/21/2024
10120	PUMP/UTPOL	30	08/23/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1328/2479	12/15/2016	WD	Q	I	01	120,000
GRANTOR: VICKI BREUL						
GRANTEE: VICTORIA FORAN						
1304/1083	11/05/2015	WD	Q	I	01	125,000
GRANTOR: STEVEN & JAMIE NELSON						
GRANTEE: VICKI BREUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= S32 E10 FSP= S8 E11 N8 W11$E26 BAS= E11 N24 W11 S24$ N24BAS= E11 N8 W11 S8$ BAS= N8 W13 S8 E13$ W13 N8 W7 UEP= N8 W16 S8 E16$ W16$.

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	0327	STABLES-SM	0	100	36	36	1,296.00	UT	9.00	9.00	100	0	0	3	100	11,664	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	1,000	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

LAND DESCRIPTION

TOTAL OB/XF 13,164

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		00	0.00	0.00	5.01	AC		1.00	1.00	0.70	10,000.00	7,000.00	35,070							

REVIEW DATE 12/10/2024 BY tommy Total Acres: 5.01 Total Land Value: 35,070 Market: 0 Agricultural: 0 Common: 35,070 PRINTED 11/18/2025 BY SYS