LOT 45 EASTSIDE VILLAGE S/D.
716-33, 808-1670-1678, 824-2033,

WHIDDEN DAVID K/WHIDDEN SANDRA ELAINE
257 SE BECKY TERR
LAKE CITY, FL 32025

2026

34-3S-17-07018-145

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

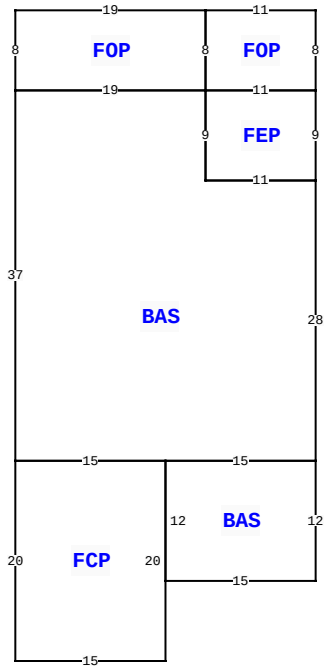
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	08	SHT VINYL 10
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100		180	16,432
BAS	1,011	100		1,011	92,291
FCP	300	25		75	6,847
FEP	99	80		79	7,212
FOP	88	30		26	2,373
FOP	152	30		46	4,199
TOTALS	1,830			1,417	129,353

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	125.0080	140.01	198,394	1996	1996	0	0	0	34.80	65.20

1 SINGLE FAM 100% - 2023 Heated Area: 1191 HX Base Yr 2023



257 SE BECKY TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		129,353
TOTAL MARKET OB/XF VALUE		1,588
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		153,441
SOH/AGL Deduction		9,257
ASSESSED VALUE		144,184
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		93,462
TOTAL JUST VALUE		153,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		155,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
29505	ADDN SFR	127	06/27/2011
11393	SFR	175	07/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1547/2625	8/19/2025	LE	U	I	14	100
GRANTOR: WHIDDEN DAVID KURT						
GRANTEE: WHIDDEN DAVID KURT						
1478/1201	10/31/2022	WD	Q	I	01	205,000
GRANTOR: DOUGLASS LAWRENCE R						
GRANTEE: WHIDDEN DAVID K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 S37 FCP= S20 E15 N20 W15$ E15 BAS= S12 E15 N12 W15$ E15 N28 FEP= N9 W11 S9 E11$ W11 N9 FOP= E11 N8 W11 S8$ FOP= N8 W19 S8 E19$.

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	100	16	34	544.00	UT	2.00	2.00	100	1996	1996	3	100	1,088	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,588

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/05/2020 BY JS Total Acres: 0.19 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/14/2025 BY SYS