LOT 55 EASTSIDE VILLAGE S/D.
681-383, DC 943-1163, QC 1052-24

TUFFIN LINDA G
153 SE BECKY TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-155

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

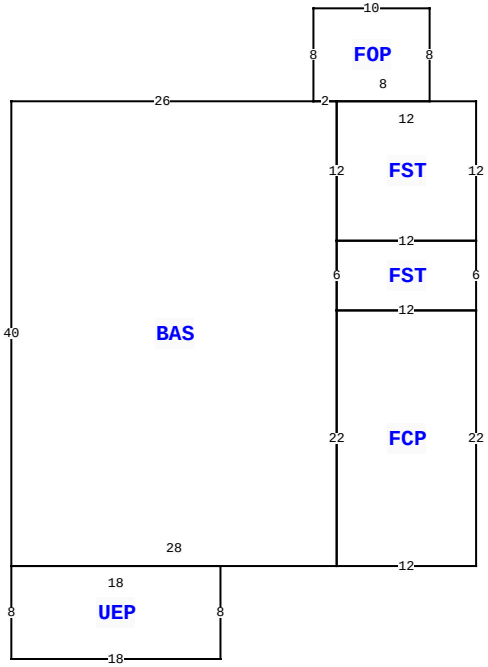
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	1,120	100		1,120	125,675
FCP	264	25		66	7,406
FOP	80	30		24	2,693
FST	72	55		40	4,489
FST	144	55		79	8,865
UEP	144	60		86	9,650
TOTALS	1,824			1,415	158,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	114.5000	128.24	181,460	1989	2015	0	0	0	12.50	87.50

1 SINGLE FAM 100% - 2019 Heated Area: 1120 HX Base Yr 2019



153 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		158,778
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		181,678
SOH/AGL Deduction		56,014
ASSESSED VALUE		125,664
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		69,942
TOTAL JUST VALUE		181,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30709	MAINT/ALTR	30	01/11/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1370/2404	10/16/2018	WD	Q	I	01	122,000
GRANTOR: CHRISTINA BEDENBAUGH						
GRANTEE: THOMAS A TUFFIN & L						
0997/1473	10/10/2003	WD	Q	I		69,000
GRANTOR: HAROLD L STEWART SR						
GRANTEE: CLARENCE B III & BE						

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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	400	

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S40 UEP= S8 E18 N8W18$ E28 FCP= E12 N22 W12 S22$ N22 FST= E12 N6 W12 S6 $ N6 FST= E12 N12 W12 S12$ N12 FOP= E8 N8 W10 S8 E2$W2 $.

LAND DESCRIPTION

TOTAL OB/XF 400

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 02/08/2017 BY DF Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/14/2025 BY SYS