

LOT 70 EASTSIDE VILLAGE S/D.
771-841, PB 1453-2003, PB 1485-6

BRETTTHAUER CANDACE/BRETTTHAUER LARRY D SR
PO BOX 1046
LAKE CITY, FL 32053

2025

34-3S-17-07018-170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	13	LAM/VNPLK 40
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	882	100		882	82,389
FOP	24	30		7	654
FOP	120	30		36	3,363
UGR	252	45		113	10,555
UST	98	45		44	4,110
TOTALS	1,376			1,082	101,071

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0080	DECKING	0	0	0	0	1.00	UT	500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF/MH	0.00	0.00	1.00

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,082	128.3160	143.71	155,494	1993	1993	0	0	35.00	65.00

1 SINGLE FAM - 0% - 2025
Heated Area: 882
HX Base Yr

Diagram showing lot dimensions and area calculations. The lot is 44' wide and 19' deep. The front porch (FOP) is 12' wide and 10' deep. The backyard (BAS) is 12' wide and 16' deep. The upper story (UST) is 14' wide and 7' deep. The upper ground (UGR) is 14' wide and 18' deep. The total area is 1,376 sq ft.

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

04/21/2023 MLU

216 SE JENESE WAY, LAKE CITY										XF DATE		LAND DATE		04/21/2023	MLU
										INC DATE		AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES					
1.00	UT	0.00	0.00	100	0	0	3	100	1,022						
1.00	UT	500.00	500.00	100	2025	2024		100	500						

COLUMBIA COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		101,071	
TOTAL MARKET OB/XF VALUE		1,522	
TOTAL LAND VALUE - MARKET		22,500	
TOTAL MARKET VALUE		125,093	
SOH/AGL Deduction		0	
ASSESSED VALUE		125,093	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		125,093	
TOTAL JUST VALUE		125,093	
NCON VALUE		5,321	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		114,763	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052757	Generator		03/28/2025
6628	SFR	21,000	12/02/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1539/2303	5/07/2025	LE	U	I	14
GRANTOR: BRETTTHAUER CANDACE					
GRANTEE: BRETTTHAUER CANDACE					
1533/584	2/12/2025	WD	Q	I	01
GRANTOR: ARLENE J LESSARD REVO					
GRANTEE: BRETTTHAUER CANDACE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W16 W12 S44 E8 E6 N18 N7 E14 N19 \$									
UGR=[ORIG=-14,44] E14 N18 W14 S18 \$									
FOP=[ORIG=-16,0] N10 W12 S10 E12 \$									
UST=[ORIG=-14,26] E14 N7 W14 S7 \$									
FOP=[ORIG=-20,44] S4 E6 N4 W6 \$									