LOTS 4 & 5 EASTSIDE VILLAGE UNIT
OF LOT 91 EASTSIDE VILLAGE, RUN
POB, RUN N 13 DEG E 56.98 FT, S

GREGORY HELEN E
8616 ARCADIA PARK DR
FT WORTH, FL 76244-6904

2026

34-3S-17-07018-404

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

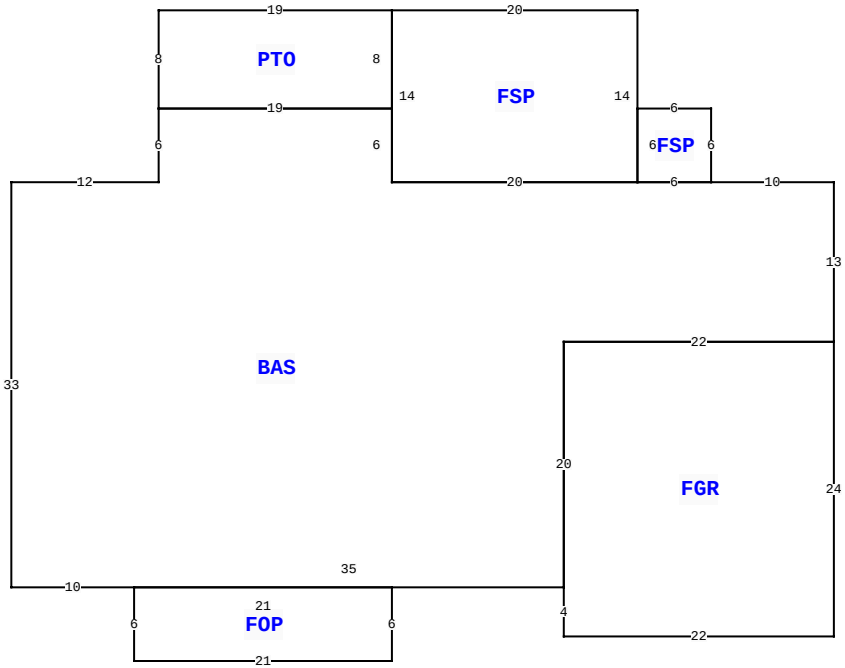
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,885	100		1,885	142,962
FGR	528	55		290	21,994
FOP	126	30		38	2,882
FSP	36	40		14	1,062
FSP	280	40		112	8,494
PTO	152	5		8	606
TOTALS	3,007			2,347	178,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,347	104.1780	116.68	273,848	1994	1994	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1885 HX Base Yr



223 SE TRISTIN LN, 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	178,001
TOTAL MARKET OB/XF VALUE	1,596
TOTAL LAND VALUE - MARKET	33,750
TOTAL MARKET VALUE	213,347
SOH/AGL Deduction	0
ASSESSED VALUE	213,347
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	213,347
TOTAL JUST VALUE	213,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	213,347

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0928/0881	6/04/2001	WD	Q	I		113,800
GRANTOR: EDWIN WEIDLEY						
GRANTEE: HELEN GREGORY						
0794/2228	8/16/1994	WD	U	V	35	28,000
GRANTOR: DE SOTO DEVELOPERS IN						
GRANTEE: EDWIN F WEIDLEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 FSP= N6 W6 S6 E6$ W6 FSP= N14 W20 S14 E20 $ W20 N6
PTO= N8 W19 S8 E19 $ W19 S6 W12 S33 E10 FOP= S6 E21 N6
W21$E35 FGR= S4 E22 N24 W22 S20$ N20 E22 N13$.

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	1,064.00	UT	1.50	1.50	100	0	0	3	100	1,596	

LAND DESCRIPTION

TOTAL OB/XF 1,596

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		RSF-2	0.00	0.00	2.00	LT		1.00	1.00	0.75	22,500.00	16,875.00	33,750							

REVIEW DATE 02/09/2017 BY DF Total Acres: 0.67 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 11/21/2025 BY SYS