LOT 6 LITTLE FORTY-SEVEN ACRES S
ORB 711-867, 746-1777 & WD 1182-

KOLSTAD CHARLES E/KOLSTAD MARLENE E
166 SW WALTER AVE
LAKE CITY, FL 32024-1735

2025

35-4S-16-03293-106

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

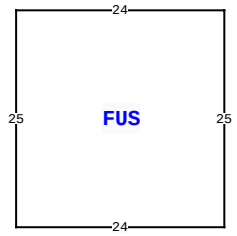
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	35416.020	1.00/

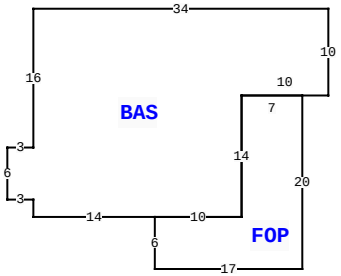
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	694	100		694	75,299
FOP	200	30		60	6,510
FUS	600	100		600	65,100
TOTALS	1,494			1,354	146,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,354	138.3946	155.00	209,870	1989	2000	0	0	0	30.00	70.00

1 SINGLE FAM – 100% - 2010 Heated Area: 1294 HX Base Yr 2010





166 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		146,909
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		14,040
TOTAL MARKET VALUE		160,949
SOH/AGL Deduction		50,369
ASSESSED VALUE		110,580
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,858
TOTAL JUST VALUE		160,949
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,224

SALE:1:1: LOT 6, LITTLE FORTY SEVEN ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1182/1057	10/08/2009	WD	Q	I	01	120,000
GRANTOR: DEAN K & SHEILA COOKE						
GRANTEE: CAHRLES E & MARLENE						
0746/1777	6/04/1991	WD	Q	I		48,000
GRANTOR: CHARLES L MORRIS						
GRANTEE: DEAN COOKE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S16 W3 S6 E3 S2 E14 FOP= S6 E17 N20 W7 S14 W10$ E10 N14 E10 N10$ PTR=N20 FUS= N25 W24 S25 E24$ S20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		A-1	144.00	157.00	0.52	AC		1.00	1.00	1.50	18,000.00	27,000.00	14,040							

REVIEW DATE 07/30/2019 BY BC Total Acres: 0.52 Total Land Value: 14,040 Market: 0 Agricultural: 0 Common: 14,040 PRINTED 06/20/2025 BY SYS