

COMM SW COR OF SEC, RUN N 60.61
CR-238, RUN E 147.5 FT, N 315 FT
139 FT, N 656.32 FT, W 139 FT, S

PETRIK LONDON LEE/ERVIN PHYLLIS E
169 SE HORACE WITT WAY
LAKE CITY, FL 32025

2026

35-5S-17-09520-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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	0102SFRS/MOBILE HOME	
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	13,347
BAS	1,296	100		1,296	123,551
FGR	484	55		266	25,359
FOP	72	30		22	2,097
FST	176	55		97	9,247
TOTALS	2,168			1,821	173,601

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0	0	17	17		1.12	1.12
2	0297	SHED CONCR	0	0	10	12		4.30	4.30
3	9947	Septic	0	0	0	0		3,000.00	3,000.00
4	0294	SHED WOOD/	0	0	0	0		0.00	0.00

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		A-1	0.00	0.00	1.10
2	0102	C	SFR/MH	0		A-1	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	1,821	121.6000	136.19	248,002	1971	1995	0	0	0	30.00	70.00
1 SINGLE FAM 0% - 2025 Heated Area: 1436 HX Base Yr												
169 SE HORACE WITT WAY, LAKE CITY												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY			
PAGE 1 of 2			3
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 3	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		185,571	
TOTAL MARKET OB/XF VALUE		4,040	
TOTAL LAND VALUE - MARKET		29,400	
TOTAL MARKET VALUE		219,011	
SOH/AGL Deduction		0	
ASSESSED VALUE		219,011	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,011	
TOTAL JUST VALUE		219,011	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		221,491	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054007	Electrical Servic		09/09/2025
000052239	Roof Replacement	15,183	02/04/2025
16336	M H	125	11/29/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1530/702	12/26/2024	WD	Q	I	01	284,900
GRANTOR: DEAS CHARLES E						
GRANTEE: PETRIK LONDON LEE						
0837/2133	4/08/1997	WD	Q	I		61,000
GRANTOR: DOROTHY P & WILLIAM S						
GRANTEE: CHARLES DEAS						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W10 W30 S30 E12 S6 E16 N6 E12 N22 N8 \$									
FGR=[ORIG=0,30] E22 N22 W22 S22 \$									
FST=[ORIG=0,8] E22 N8 W22 S8 \$									
BAS=[ORIG=-10,0] N10 W14 S10 E14 \$									
FOP=[ORIG=-12,36] E12 N6 W12 S6 \$									

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		A-1	0.00	0.00	1.10
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY										PAGE 2 of 2										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		03		BELOW AVG. 100		0800		02		674		74.0050		44.40		29,926		1992		1992		0		0		0		60.00		40.00		VALUATION BY					STANDARD				
Roof Structur		03		GABLE/HIP 100		2		MOBILE HME		0%		2025				Heated Area: 644																Tax Group: 3					Tax Dist:				
Roof Cover		01		MINIMUM 100																												BUILDING MARKET VALUE					185,571				
Interior Wall		02		WALL BD/WD 100																												TOTAL MARKET OB/XF VALUE					4,040				
Interior Floo		14		CARPET 90																												TOTAL LAND VALUE - MARKET					29,400				
Interior Floo		08		SHT VINYL 10																												TOTAL MARKET VALUE					219,011				
Air Condition		03		CENTRAL 100																												SOH/AGL Deduction					0				
Heating Type		04		AIR DUCTED 100																												ASSESSED VALUE					219,011				
Bedrooms				2 100																												TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																												BASE TAXABLE VALUE					219,011				
Stories		1.		1. 100																												TOTAL JUST VALUE					219,011				
Architectual		01		CONV 100																												NCON VALUE					0				
Units		01		0 100																												INCOME VALUE									
Condition Adj		03		03 100																												PREVIOUS YEAR MKT VALUE					221,491				
Kitchen Adjus		01		01 100																																					
Quality		04		04																																					
DOR CODE		0102		SFRES/MOBILE HOME																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		35517.00		1.00/																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		644		100				644		11,438																															
UOP		120		25				30		533																															
TOTALS		764						674		11,970																															
EXTRA FEATURES																																									
169 SE HORACE WITT WAY, LAKE CITY																																									
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