BEG SW COR OF E1/2 OF SE1/4 OF S
210 FT, E 210 FT, S 210 FT, W 21

MEREDITH ASHTIN HENRY/MEREDITH IRENE
183 NW CASEY GLN
LAKE CITY, FL 32055

2026

36-2S-15-00117-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

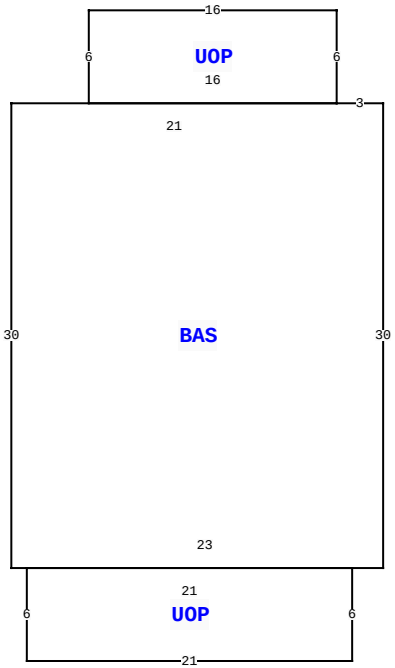
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	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 01
NEIGHBORHOOD/LOC	36215.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100		720	57,227
UOP	96	20		19	1,510
UOP	126	20		25	1,987
TOTALS	942			764	60,724

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	764	109.1800	122.28	93,422	1936	1936	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 720 HX Base Yr 2023



183 NW CASEY GLN, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		60,724
TOTAL MARKET OB/XF VALUE		200
TOTAL LAND VALUE - MARKET		15,000
TOTAL MARKET VALUE		75,924
SOH/AGL Deduction		4,694
ASSESSED VALUE		71,230
TOTAL EXEMPTION VALUE	HX HB	46,230
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		75,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		75,924

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045167	Roof Replacement	7,000	08/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1471/1989	7/22/2022	WD	Q	I	01	70,000
GRANTOR: STEELE BRIAN K						
GRANTEE: MEREDITH ASHTIN HEN						
1383/1168	4/11/2019	WD	Q	I	01	46,500
GRANTOR: AMOS HARBER						
GRANTEE: BRIAN K & AMINELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 UOP= N6 W16 S6 E16$W21S30 E1 UOP= S6 E21 N6 W21$ E23N30$.

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	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 200

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	0.00	0.00	1.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	15,000							

REVIEW DATE 01/03/2023 BY JD Total Acres: 1.00 Total Land Value: 15,000 Market: 0 Agricultural: 0 Common: 15,000 PRINTED 11/06/2025 BY SYS