

COMM NE COR OF S1/2 OF NE1/4,
S 773.59 FT FOR POB, CONT S
556.01 FT TO SE COR OF NE1/4,

READER MICHAEL EDWARD/READER KIMBERLY BOHEN
195 SW WAVERLY LN
LAKE CITY, FL 32024

2026

36-3S-15-00302-105



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual Units	05	CONV 100 0 100

Quality	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC			36315.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	126,920
BAS	1,200	100	2025	1,200	95,190
BAS	1,280	100	2025	1,280	101,535
FOP	72	30	2025	22	1,745
FOP	96	30	2025	29	2,300
UGR	3,200	45		1,440	114,227

TOTALS	7,448			5,571	441,918
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1,792.00	UT	2.00
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	10.14

REVIEW DATE 06/12/2025 BY KS

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	5,571	111.7200	89.38	497,936	2016	2016	0	0	0	11.25	88.75
1 SFR/PREMTL 100% - 2018 Heated Area: 4080 HX Base Yr 2018												
195 SW WAVERLY LN, LAKE CITY												

195 SW WAVERLY LN, LAKE CITY										XF DATE		LAND DATE		04/07/2025		MLU	
										INC DATE							
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES							
1,792.00	UT	2.00	2.00	100	2016	2016	3	100	3,584								
1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400								

TOTAL OB/XF										8,984							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	0100	C	SFR	100		A-1	0.00	0.00	10.14	AC		1.00	1.00	1.00	9,000.00	9,000.00	91,260

Total Acres: 10.14 Total Land Value: 91,260 Market: 0 Agricultural: 0 Common: 91,260

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		441,918			
TOTAL MARKET OB/XF VALUE		8,984			
TOTAL LAND VALUE - MARKET		91,260			
TOTAL MARKET VALUE		542,162			
SOH/AGL Deduction		96,726			
ASSESSED VALUE		445,436			
TOTAL EXEMPTION VALUE		HX HB 50,722			
BASE TAXABLE VALUE		394,714			
TOTAL JUST VALUE		542,162			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		548,686			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048923	Solar Power Syste	135,000	12/28/2023
33802	STORAGE	263	03/03/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1309/0430	1/29/2016	WD	Q	V	03	36,000	
GRANTOR: NUVIEW IRA FBO GEORGE							
GRANTEE: MICHAEL EDWARD & KI							
1296/1493	6/09/2015	WD	Q	V	01	30,000	
GRANTOR: L DARRYL DUFFE (INDIV							
GRANTEE: NUVIEW IRA FBO GEOR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[ORIG=-141,0] W80 S40 E80 N40 \$									
BAS=[ORIG=-101,0] W40 S40 E40 N40 \$									
BAS=[YR=2025;ORIG=-251,0] E30 S40 W30 N40 \$									
FOP=[YR=2025;ORIG=-235,40] E12 S6 W12 N6 \$									
BAS=[YR=2025;ORIG=-101,0] E32 S40 W32 N40 \$									
FOP=[YR=2025;ORIG=-99,40] E16 S6 W16 N6 \$									

OTHER ADJUSTMENTS AND NOTES									

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