C DIV: SE1/4 BLOCK 45.

306-140, LE 1246-1032, DC 1294-2

GENSER SUSAN
175 SE TUCKER STREET
LAKE CITY, FL 32025

2027

00-00-00-12771-000

BUILDING CHARACTERISTICS

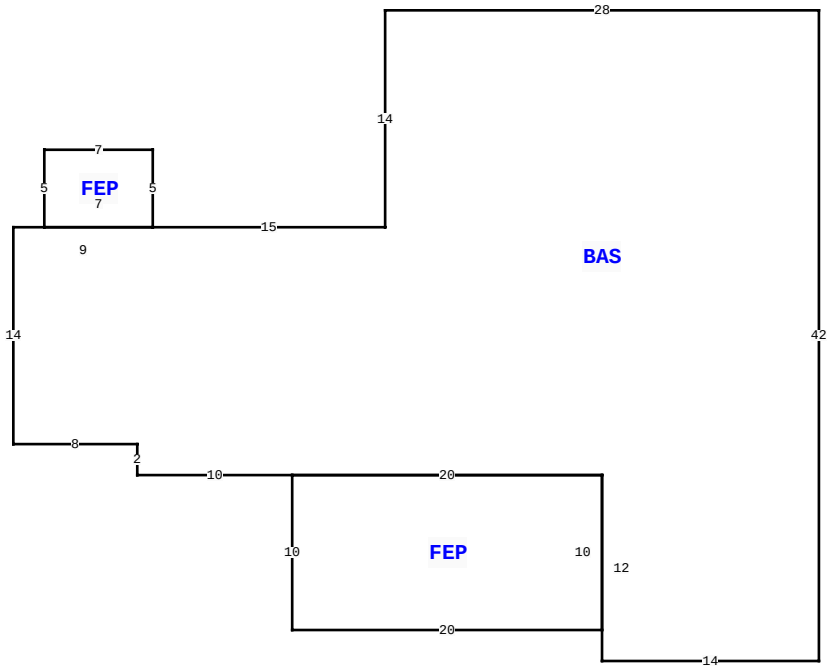
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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 06
NEIGHBORHOOD/LOC	850317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100		1,376	84,735
FEP	35	80		28	1,724
FEP	200	80		160	9,853
TOTALS	1,611			1,564	96,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,564	86.1300	94.74	148,173	1938	1938	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2016 Heated Area: 1376 HX Base Yr 2016



175 SE TUCKER ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
2	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0210	GARAGE U	0	100	0	0	1.00	UT	0.00	0.00	100	2016	2016	3	100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	96,312
TOTAL MARKET OB/XF VALUE	2,700
TOTAL LAND VALUE - MARKET	13,388
TOTAL MARKET VALUE	112,400
SOH/AGL Deduction	46,912
ASSESSED VALUE	65,488
TOTAL EXEMPTION VALUE	HX HB SX 65,488
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	112,400
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,159

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1542/1947	6/06/2025	LE	U	I	14	100
GRANTOR: GENSER SUSAN						
GRANTEE: GENSER SUSAN (ENH L						
1351/2273	1/19/2018	LE	U	I	14	100
GRANTOR: SUSAN GENSER (RESERVG						
GRANTEE: MATTHEW J POPPELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S14 W15 FEP= N5 W7S5 E7$ W9 S14 E8 S2 E10 FEP= S10 E20 N10 W20$ E20 S12 E14 N42$.

LAND DESCRIPTION

TOTAL OB/XF 2,700

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		*RSF	-385.00	105.00	8,925.00	SF		1.00	1.00	1.00	1.50	1.50	13,388							

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.20 Total Land Value: 13,388 Market: 0 Agricultural: 0 Common: 13,388 PRINTED 11/17/2026 BY SYS