S DIV: LOT 14 BLOCK A OLIVIA ADD
464-53, 832-1849, QC 1221-2514,

KLINE BRIAN PATRICK
464 SE WALDRON TER
LAKE CITY, FL 32025

2027

00-00-00-13510-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 07

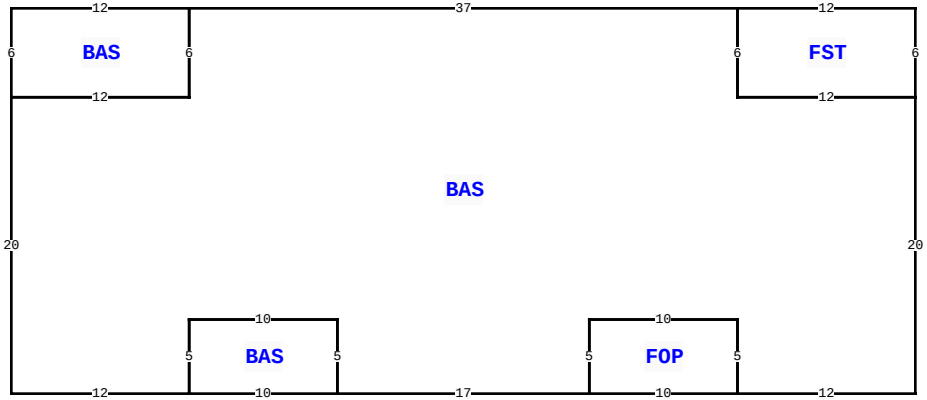
NEIGHBORHOOD/LOC 870317.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	50	100		50	3,504
BAS	72	100		72	5,045
BAS	1,342	100		1,342	94,043
FOP	50	30		15	1,051
FST	72	55		40	2,803
TOTALS	1,586			1,519	106,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,519	98.0100	107.81	163,763	1962	1962	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2014 Heated Area: 1464 HX Base Yr 2014



464 SE WALDRON TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 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	0	0	3	100	300	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,446
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		7,600
TOTAL MARKET VALUE		114,646
SOH/AGL Deduction		50,327
ASSESSED VALUE		64,319
TOTAL EXEMPTION VALUE	HX HB	39,319
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		114,646
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,582

SALE:1:1: LOT 14 BLK A OLIVIA ADDITION #1

PERMIT NUM	DESCRIPTION	AMT	ISSUED
176	MAINT/ALTR	0	02/17/2016
2434	ADDN SFR	25	09/26/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/0755	1/18/2013	WD	Q	I	01	59,000
GRANTOR: JEFFERY L & TEENA M R						
GRANTEE: BRIAN PATRICK KLINE						
1248/0754	1/09/2013	WD	U	I	11	100
GRANTOR: FLORIDA CREDIT UNION						
GRANTEE: NANCY JEAN TETREAUL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W37 BAS= W12 S6 E12 N6$S6 W12 S20 E12 BAS= E10 N5 W10 S5$ N5 E10 S5 E17 FOP= E10 N5 W10 S5$ N5 E10 S5 E12 N20 FST= N6 W12 S6 E12$ W12 N6$.

LAND DESCRIPTION

TOTAL OB/XF 600

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-3	0.00	0.00	8,000.00	SF		1.00	1.00	1.00	0.95	0.95	7,600							

REVIEW DATE 12/07/2016 BY RP Total Acres: 0.18 Total Land Value: 7,600 Market: 0 Agricultural: 0 Common: 7,600 PRINTED 11/17/2026 BY SYS