S DIV: LOT 17 BLOCK A MELTON'S S
338-10, 733-223, DC 838-2620, LE

RICKS ADRIEN
446 SW THERESA CT
LAKE CITY, FL 32025

2027

00-00-00-13941-000

BUILDING CHARACTERISTICS

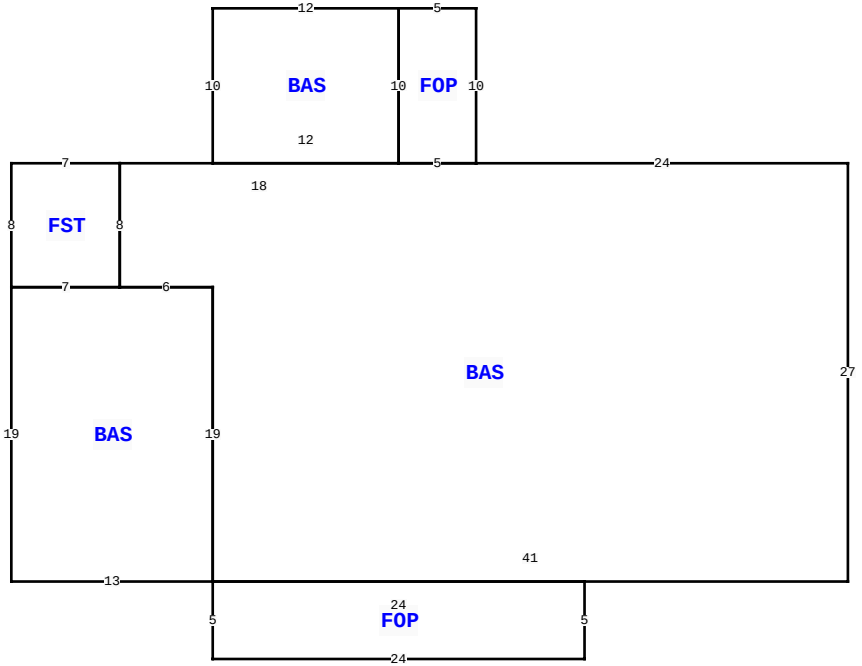
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	32	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100		120	11,342
BAS	247	100		247	23,345
BAS	1,155	100		1,155	109,167
FOP	50	30		15	1,418
FOP	120	30		36	3,403
FST	56	55		31	2,930
TOTALS	1,748			1,604	151,605

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,604	132.1920	145.41	233,238	1961	1961	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1522 HX Base Yr



446 SW THERESA CT, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	75	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	300.00	300.00	50	1993	1993	3	50	150	
4	0294	SHED WOOD/	0	0	8	12	96.00	UT	5.50	5.50	100	1993	1993	3	100	528	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	151,605
TOTAL MARKET OB/XF VALUE	1,053
TOTAL LAND VALUE - MARKET	10,734
TOTAL MARKET VALUE	163,392
SOH/AGL Deduction	0
ASSESSED VALUE	163,392
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,392
TOTAL JUST VALUE	163,392
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	166,154

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1524/84	9/23/2024	LE	U	I	14	0
GRANTOR: BROWN LOUIS						
GRANTEE: BROWN LOUIS (LE)						
1521/1640	8/19/2024	WD	Q	I	01	180,000
GRANTOR: ROBINSON MATHEW						
GRANTEE: BROWN LOUIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= N10 W5 S10 E5$W5 BAS= N10 W12 S10 E12$ W18 FST= W7 S8 E7 N8$ S8 BAS= W7 S19 E13 N19 W6$ E6 S19 FOP= S5 E24 N5 W24$ E41 N27$.

LAND DESCRIPTION

TOTAL OB/XF 1,053

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	0		*RSF-2	0.00	0.00	8,587.00	SF		1.00	1.00	1.00	1.25	1.25	10,734							

REVIEW DATE 11/19/2024 BY TP Total Acres: 0.20 Total Land Value: 10,734 Market: 0 Agricultural: 0 Common: 10,734 PRINTED 11/17/2026 BY SYS