LOT 13 COVEY COURT S/D.

736-668, 816-1696, 835-729, 957-

MCCLEISTER RILEY WILLIAM/HY CHRSTINE ANN
112 SW PARTRIDGE CT
LAKE CITY, FL 32025

2027

01-4S-16-02678-213

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 06

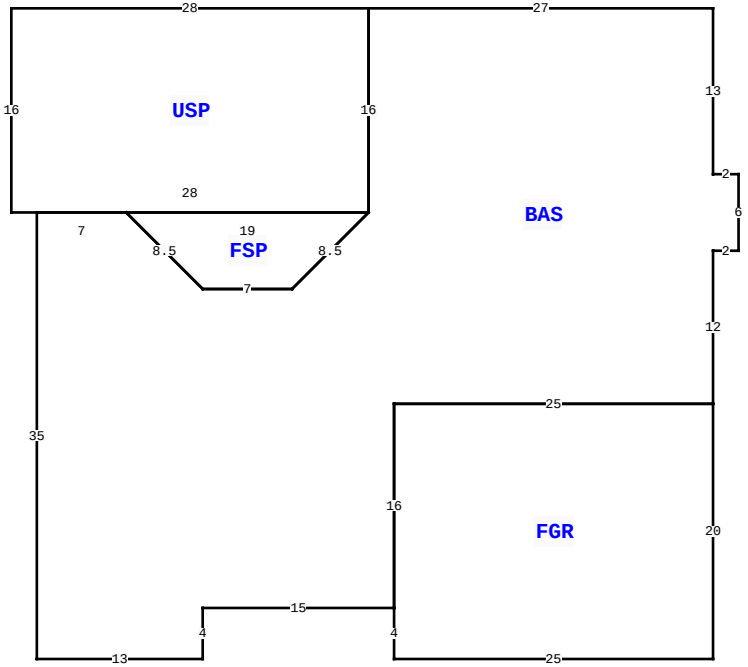
NEIGHBORHOOD/LOC 1416.0500 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,661	100		1,661	171,339
FGR	500	55		275	28,367
FSP	78	40		31	3,198
USP	448	35		157	16,195
TOTALS	2,687			2,124	219,100

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,124	130.2444	143.27	304,305	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 100% - 2022 Heated Area: 1661 HX Base Yr 2022



112 SW PARTRIDGE CT, LAKE CITY

BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE 04/14/2026 MLU

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	1,275.00	UT	1.50	1.50	100	1997	1997	3	100	1,913	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	50	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		219,100
TOTAL MARKET OB/XF VALUE		3,163
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		257,263
SOH/AGL Deduction		26,697
ASSESSED VALUE		230,566
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		179,155
TOTAL JUST VALUE		257,263
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		261,239

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1436/1774	4/30/2021	WD	Q	I	01	225,000
GRANTOR: FINNELL STEPHANIE K						
GRANTEE: MCCLEISTER RILEY WI						
1406/0312	2/17/2020	QC	U	I	11	100
GRANTOR: JAMES W FINNELL						
GRANTEE: STEPHANIE K FINNELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S16 D6L6 W7 U6L6 W7 S35 E13 N4 E15 N16 E25 N12 E2 N6 W2 N13 $
FGR=[ORIG=-25,47] S4 E25 N20 W25 S16 $
USP=[ORIG=-27,0] W28 S16 E28 N16 $
FSP=[ORIG=-27,16] W19 D6R6 E7 U6R6 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,163

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	0140	C	SFR GOLF	100		*RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/16/2023 BY JB Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS