THE S 227.21 FT OF N1/2 OF SW1/4
S 227.31 FT OF N1/2 OF SE1/4 OF
02-5S-16 LYING E OF WALTER LITTL

RISTER LAURA LEE/THOMAS ANN MARIE
649 SW WALTER AVE
LAKE CITY, FL 32024

2027

01-5S-16-03397-008

BUILDING CHARACTERISTICS

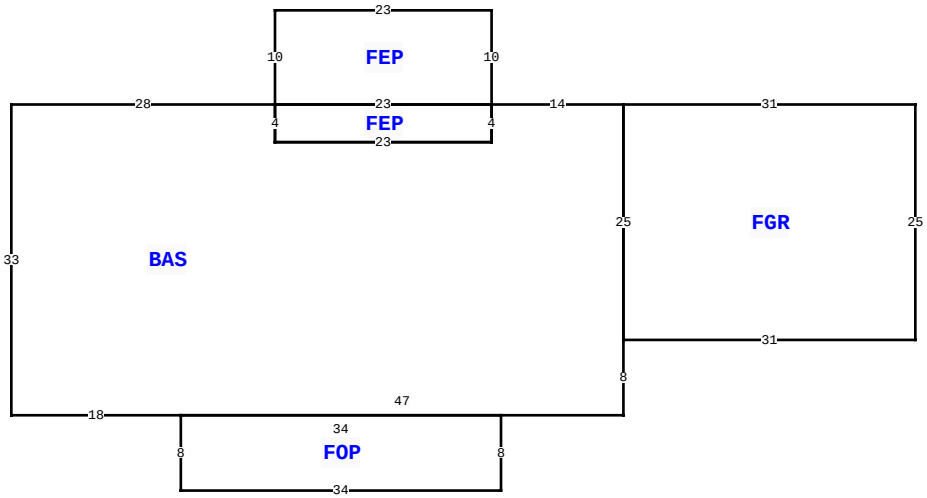
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floo	14	CARPET 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100		2,053	167,696
FEP	92	80		74	6,045
FEP	230	80		184	15,030
FGR	775	55		426	34,797
FOP	272	30		82	6,698
TOTALS	3,422			2,819	230,264

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,819	106.0800	116.69	328,949	1976	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2053 HX Base Yr 2026



649 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	230,264
TOTAL MARKET OB/XF VALUE	7,880
TOTAL LAND VALUE - MARKET	61,200
TOTAL MARKET VALUE	299,344
SOH/AGL Deduction	0
ASSESSED VALUE	299,344
TOTAL EXEMPTION VALUE	HX HB 13 299,344
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	299,344
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	303,528

SALE:2:1: 1.65 AC PLUS IMP

SALE:1:1: ADDING 3 AC PARCEL TO EXISTING PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055560	Roof Replacement	22,718	04/27/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/505	4/11/2025	WD	Q	I	01	392,000
GRANTOR: CADY ELIZABETH						
GRANTEE: RISTER LAURA LEE						
1476/510	9/23/2022	WD	U	I	30	362,000
GRANTOR: MYERS CURTIS R						
GRANTEE: CADY ELIZABETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FEP= N10 W23 S10 E23$ FEP= W23 S4 E23 N4 $ S4 W23 N4 W28 S33 E18 FOP= S8 E34 N8 W34$E47 N8 FGR= E31 N25 W31 S25$ N25$.

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	200	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN,POLE	0	100	36	36	1,296.00	UT	5.00	5.00	100	2026	2025		100	6,480	

LAND DESCRIPTION

TOTAL OB/XF 7,880

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		A-1	0.00	0.00	5.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,200							

REVIEW DATE 01/09/2026 BY KS Total Acres: 5.10 Total Land Value: 61,200 Market: 0 Agricultural: 0 Common: 61,200 PRINTED 11/16/2026 BY SYS