

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

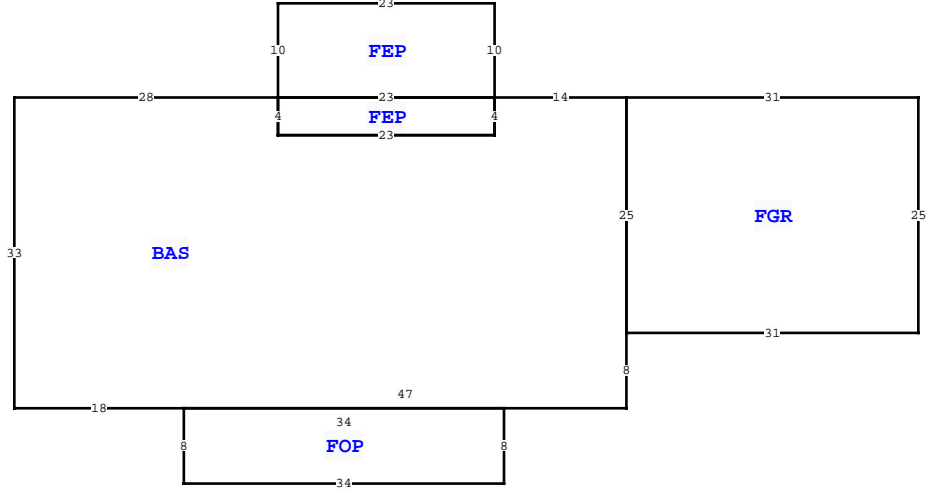
2026

01-5S-16-03397-008


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	14	CARPET	90
Interior Floor	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	

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	118.81	334,925	1976	1995		0	0	30.00	70.00

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



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100		2,053	170,742
FEP	92	80		74	6,154
FEP	230	80		184	15,303
FGR	775	55		426	35,429
FOP	272	30		82	6,819
TOTALS	3,422			2,819	234,448

649 SW WALTER AVE, LAKE CITY

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

EXTRA FEATURES																	
L N	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	

TOTAL OB/XF 7,880

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 3				Tax Dist:	
BUILDING MARKET VALUE				234,448	
TOTAL MARKET OB/XF VALUE				7,880	
TOTAL LAND VALUE - MARKET				61,200	
TOTAL MARKET VALUE				303,528	
SOH/AGL Deduction				0	
ASSESSED VALUE				303,528	
TOTAL EXEMPTION VALUE				HX HB 13 303,528	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				303,528	
NCON VALUE				6,480	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				275,201	
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\$.												