LOT 8 SOUTHWOOD VILLAGE S/D.
ORB 688-758, 700-823,
PROB #99-35-CP 877-105 THUR

ALL SEASONS PLANNING INCORPORATED
2356 SW LITTLE RD
LAKE CITY, FL 32024

2027

01-5S-16-03399-108

BUILDING CHARACTERISTICS

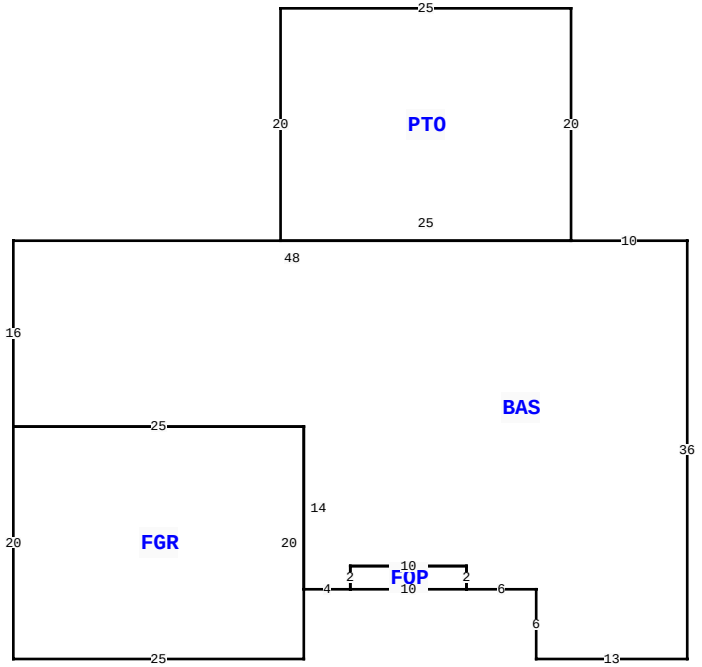
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	26	ALM SIDING 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1516.0100	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,448	100		1,448	101,047
FGR	500	55		275	19,191
FOP	20	30		6	419
PTO	500	5		25	1,745
TOTALS	2,468			1,754	122,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,754	115.3460	126.88	222,548	1989	1989	0	0	10	35.00	55.00

1 SINGLE FAM 0% - 2021 Heated Area: 1448 HX Base Yr



157 SW SOUTHWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	04/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	122,401
TOTAL MARKET OB/XF VALUE	530
TOTAL LAND VALUE - MARKET	26,000
TOTAL MARKET VALUE	148,931
SOH/AGL Deduction	0
ASSESSED VALUE	148,931
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,931
TOTAL JUST VALUE	148,931
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	151,159

SALE:1:1: TALK TO MARTHA 30,000 PLUS 35,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1418/0031	8/24/2020	WD	U	I	11	0
GRANTOR: JAMES R & KAREN E ZUB						
GRANTEE: ALL SEASONS PLANNIN						
0882/1843	6/02/1999	WD	Q	I		76,800
GRANTOR: MCCLURE ESTATE						
GRANTEE: ZUBER (SEE ORB 882-						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 PTO= N20 W25 S20 E25$ W48 S16 FGR= S20 E25 N20 W25$ E25 S14 E4 FOP= E10 N2 W10 S2$ N2 E10 S2 E6 S6 E13N36$.

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	530	

LAND DESCRIPTION

TOTAL OB/XF 530

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	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000							

REVIEW DATE 01/12/2026 BY KS Total Acres: 0.50 Total Land Value: 26,000 Market: 0 Agricultural: 0 Common: 26,000 PRINTED 11/17/2026 BY SYS