COMM SW COR OF SE1/4 OF NW1/4, N
R/W OF SR-47, N 55 DEG E 337.40
FOR POB, CONT S 231.18 FT, E 277

MESSER MICAH LAEL/MESSER LAURA BETH
6915 SW STATE ROAD 47
LAKE CITY, FL 32024-1712

2027

02-5S-16-03429-003

BUILDING CHARACTERISTICS

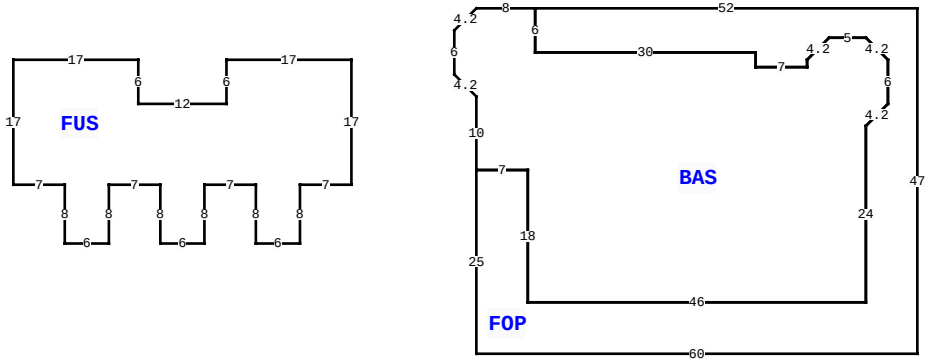
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,776	100		1,776	229,600
FOP	1,072	30		322	41,628
FUS	854	100		854	110,405
TOTALS	3,702			2,952	381,633

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,952	126.3755	139.01	410,358	2009	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2010 Heated Area: 2630 HX Base Yr 2010



6915 SW STATE ROAD 47 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	381,633
TOTAL MARKET OB/XF VALUE	65,926
TOTAL LAND VALUE - MARKET	18,120
TOTAL MARKET VALUE	465,679
SOH/AGL Deduction	147,833
ASSESSED VALUE	317,846
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	266,435
TOTAL JUST VALUE	465,679
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	430,296

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054290	Roof Replacement	8,000	10/21/2025
39801	POOL	0	05/20/2020
27057	SFR	1,084	06/02/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1569/1879	6/01/2026	WD	Q	I	01	638,000
GRANTOR: PETERSEN TIMOTHY J						
GRANTEE: MESSER MICAH LAEL						
1565/2059	4/08/2026	QC	U	I	11	0
GRANTOR: HEITZMAN SETH A						
GRANTEE: PETERSEN TIMOTHY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W8 D3L3 S6 D3R3 S10 E7 S18 E46 N24 U3R3 N6 U3L3 W5 D3L3 S1 W7 N2 W30 N6 $
FOP=[ORIG=-8,22] S25 E60 N47 W52 S6 E30 S2 E7 N1 U3R3 E5 D3R3 S6 D3L3 S24 W46 N18 W7 $
FUS=[ORIG=-25,24] N17 W17 S6 W12 N6 W17 S17 E7 S8 E6 N8 E7 S8 E6 N8 E7 S8 E6 N8 E7 $
.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	100	2,000	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,400	
3	0060	CARPORT F	0	100	24	24	1.00	UT	0.00	0.00	100	2019	2019	3	100	2,500	
4	0280	POOL R/CON	0	100	14	28	392.00	UT	70.00	70.00	100	2020	2020	3	91	24,970	
5	0020	BARN,FR	0	100	12	16	1.00	UT	1,500.00	1,500.00	100	2026	2025		100	1,500	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	800.00	800.00	100	2026	2025		100	800	
7	0169	FENCE/WOOD	0	100	0	0	1.00	UT	500.00	500.00	100	2026	2025		100	500	
8	0030	BARN,MT	0	100	48	42	1.00	UT	32,256.00	32,256.00	100	2026	2025		100	32,256	

LAND DESCRIPTION

TOTAL OB/XF 65,926

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	1.13	AC		1.00	1.00	1.00	12,000.00	12,000.00	13,560							
2	0000	C	VAC RES	100		A-1	0.00	0.00	0.38	AC		1.00	1.00	1.00	12,000.00	12,000.00	4,560							

REVIEW DATE 09/29/2026 BY TP Total Acres: 1.51 Total Land Value: 18,120 Market: 0 Agricultural: 0 Common: 18,120 PRINTED 11/17/2026 BY SYS