LOT 25 SUZANNE S/D UNIT 1.
ORB 522-434, 971-1597,
AFD 1030-1112, WD 1058-431,

WHITE WESLEY A
149 SE CAROB GLN
LAKE CITY, FL 32025

2026

03-4S-17-07570-025

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

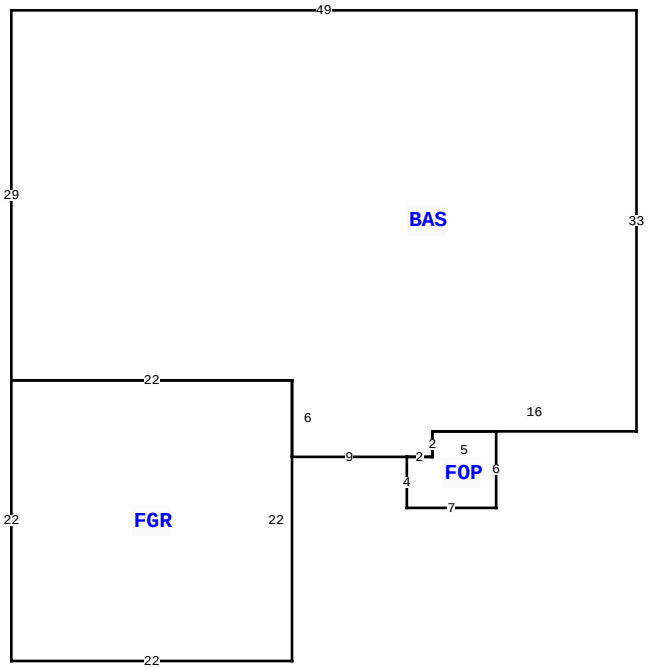
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,551	100		1,551	156,574
FGR	484	55		266	26,853
FOP	38	30		11	1,111
TOTALS	2,073			1,828	184,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,828	111.2760	124.63	227,824	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2010 Heated Area: 1551 HX Base Yr 2010



149 SE CAROB GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,537
TOTAL MARKET OB/XF VALUE		4,250
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		211,912
SOH/AGL Deduction		74,355
ASSESSED VALUE		137,557
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,146
TOTAL JUST VALUE		211,912
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		214,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049630	Roof Replacement	14,200	04/16/2024
23950	SFR	500	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1177/1408	7/17/2009	WD	Q	I	01	115,000
GRANTOR: RICHARD & LYDIA BARRE						
GRANTEE: WESLEY A WHITE						
1091/1305	7/27/2006	WD	Q	I		184,900
GRANTOR: CADY HOMES & ASSOCIAT						
GRANTEE: RICHARD & LYDIA BAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W49 S29 FGR= S22 E22 N22 W22$ E22 S6 E9 FOP= S4 E7 N6 W5 S2 W2$ E2 N2 E16 N33$.

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	0081	DECKING WI	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	400	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	2,350	
3	0263	PRCH,USP	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 4,250

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.25	18,500.00	23,125.00	23,125							

REVIEW DATE 05/14/2024 BY JS Total Acres: 0.96 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 06/08/2026 BY SYS