

LOT 22 SUZANNE S/D UNIT 5.  
ORB 597-622, 749-2174, 808-402  
813-319, 909-1057, QC 1278-2645

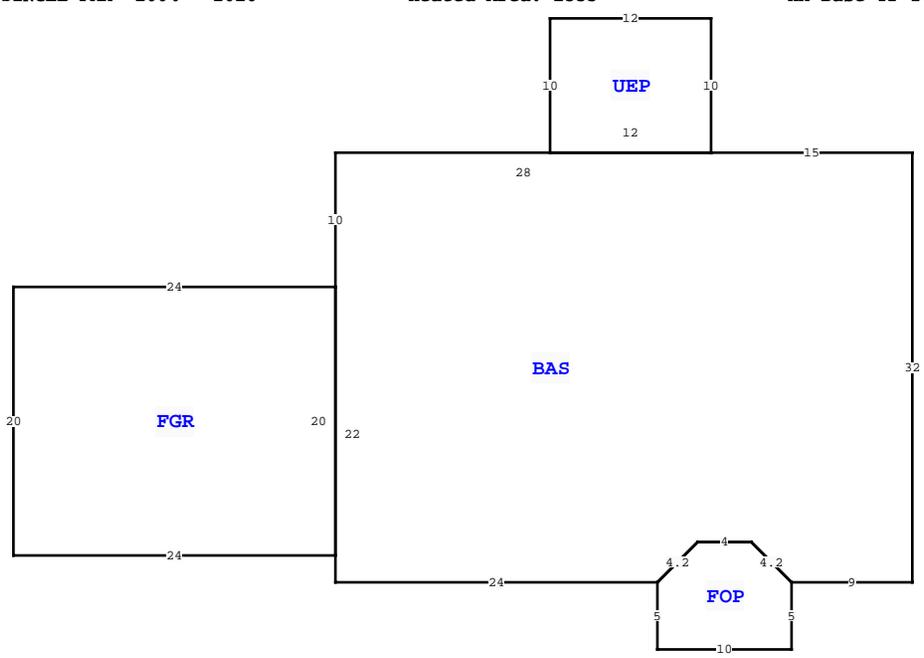
WESTON DEENITRIS S  
159SE KIWI WAY  
LAKE CITY, FL 32025

**2026**

03-4S-17-07570-128

BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 70
Exterior Wall	31 VINYL SID 30
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 90
Interior Floor	08 SHT VINYL 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
1	SINGLE FAM	100%	- 2016		Heated Area: 1355					HX Base Yr 2016	



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		152,130	
TOTAL MARKET OB/XF VALUE		5,437	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		176,067	
SOH/AGL Deduction		59,607	
ASSESSED VALUE		116,460	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		65,049	
TOTAL JUST VALUE		176,067	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		175,759	

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	1,355	100		1,355	120,407
FGR	480	55		264	23,459
FOP	71	30		21	1,866
UEP	120	60		72	6,398
TOTALS	2,026			1,712	152,130

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043014	Remodel	7,395	10/22/2021
33721	MAINT/ALTR	45	01/26/2016
9937	SFR	240	07/10/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1278/2645	8/06/2014	QC	U	I	11	100
GRANTOR: LOUISE SIMMONS						
GRANTEE: DEENITRIS S WESTON						
0909/1057	8/25/2000	WD	Q	I		85,000
GRANTOR: MCCLELLAND 'S						
GRANTEE: LOUISE SIMMONS						

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	830.00	UT	1.50	1.50	100	1995	1995	3	100	1,245	
2	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	2,992	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	

TOTAL OB/XF												5,437				
BLD DATE												LGL DATE				
XF DATE												LAND DATE				
INC DATE												AG DATE				
												04/21/2023 MLU				

BUILDING NOTES											
BAS= W15 UEP= N10 W12 S10 E12\$ W28 S10 FGR= W24 S20 E24N20\$ S22 E24 FOP= S5 E10 N5 U3 L3 W4 L3 D3 \$ U3 R3 E4 R3 D3 E9 N32\$.											

BUILDING DIMENSIONS											
BAS= W15 UEP= N10 W12 S10 E12\$ W28 S10 FGR= W24 S20 E24N20\$ S22 E24 FOP= S5 E10 N5 U3 L3 W4 L3 D3 \$ U3 R3 E4 R3 D3 E9 N32\$.											

LAND DESCRIPTION												TOTAL OB/XF												
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							