LOT 25 SUZANNE S/D UNIT 5.
ORB 597-622, 696-581, WD 1037-1212, WD 1049-913, QC 1058-

YEATON JOHN PAUL
233 SW KIWI WAY
LAKE CITY, FL 32025

2027

03-4S-17-07570-131

BUILDING CHARACTERISTICS

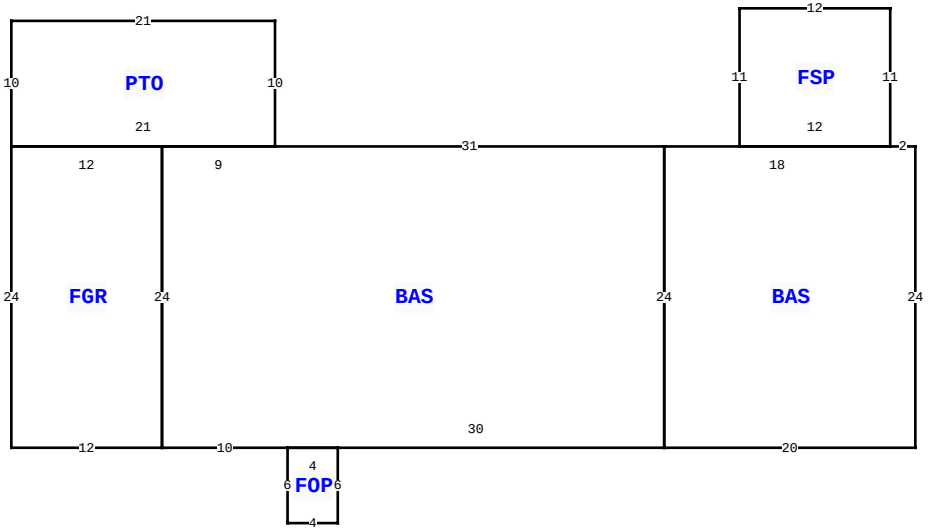
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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
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	480	100		480	37,603
BAS	960	100		960	75,204
FGR	288	55		158	12,377
FOP	24	30		7	549
FSP	132	40		53	4,152
PTO	210	5		10	783
TOTALS	2,094			1,668	130,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,668	109.5640	120.52	201,027	1989	1990	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr



233 SE KIWI WAY, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	9	70	1.00	UT	0.00	0.00	100	0	0	3	100	630	
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	400	
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	130,668
TOTAL MARKET OB/XF VALUE	2,030
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	155,198
SOH/AGL Deduction	0
ASSESSED VALUE	155,198
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,198
TOTAL JUST VALUE	155,198
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	157,572

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051014	Electrical Servic	0	10/11/2024
000047294	Electrical Servic	0	05/22/2023
000047087	Roof Replacement	10,700	04/28/2023
11707	ADDN SFR	0	09/30/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1282/0211	9/25/2014	WD	Q	I	01	99,000
GRANTOR: RYAN S HUDSON						
GRANTEE: JOHN PAUL YEATON						
1253/2572	5/01/2013	WD	U	I	30	100
GRANTOR: W KEITH HUDSON						
GRANTEE: RYAN S HUDSON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 PTO= N10 W21 S10 E21$ W9 FGR= W12 S24 E12 N24$ S24 E10 FOP= S6 E4 N6 W4$ E30 BAS= E20 N24 W2 FSP= N11 W12 S11 E12$ W18 S24$ N24$.

LAND DESCRIPTION

TOTAL OB/XF 2,030

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 11/26/2024 BY TW Total Acres: 0.45 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS