

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

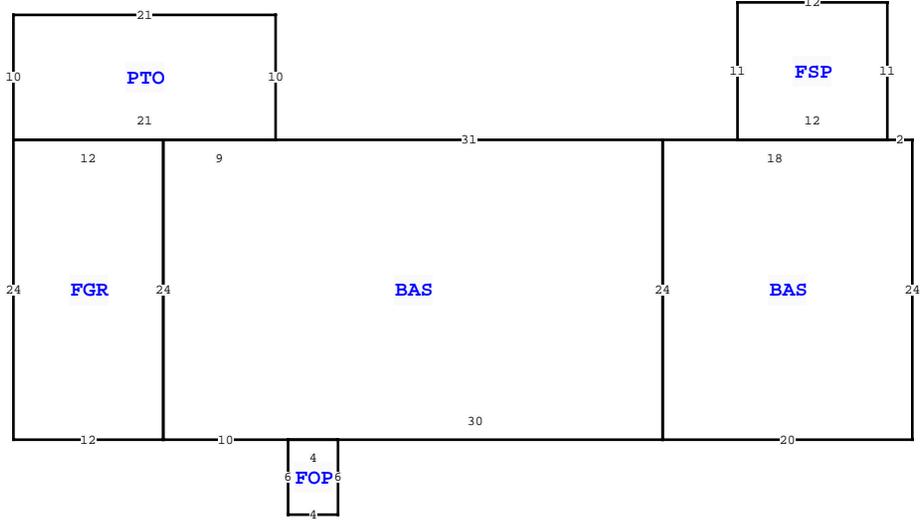
2026

03-4S-17-07570-131



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	VINYL SID	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	480	100	
BAS	960	100	
FGR	288	55	
FOP	24	30	
FSP	132	40	
PTO	210	5	
TOTALS	2,094		

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	124.90	208,333	1989	1990	0	0	35.00	65.00
1 SINGLE FAM 0% - 0 Heated Area: 1440 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			135,416
TOTAL MARKET OB/XF VALUE			2,030
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			159,946
SOH/AGL Deduction			5,857
ASSESSED VALUE			154,089
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			154,089
TOTAL JUST VALUE			159,946
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			153,572

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						

EXTRA FEATURES		233 SE KIWI WAY, LAKE CITY															
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	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	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	

LAND DESCRIPTION		TOTAL OB/XF 2,030																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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							

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\$.	