BEG AT THE NW COR OF LOT 24
SUZANNE S/D UT 1, RUN S 40 DEG
W 97.36 FT TO W LINE OF NE1/4,

WILLIAMS CORAL
231 SE CAROB GLN
LAKE CITY, FL 32025

2026

03-4S-17-07570-923

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
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

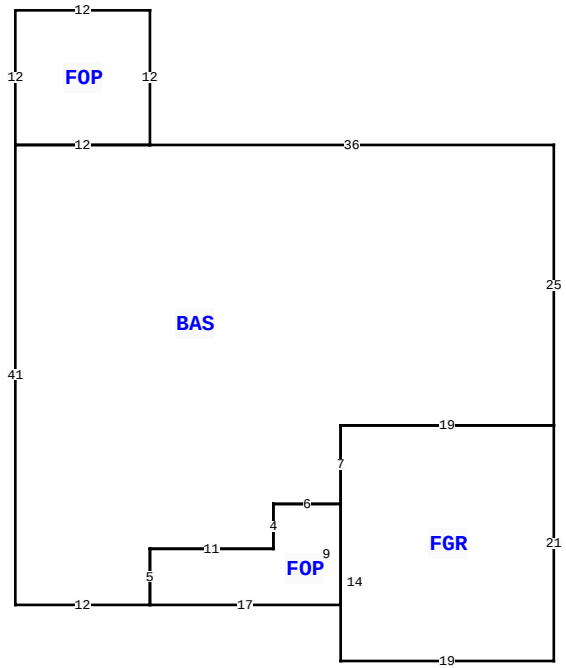
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 3417.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100		1,555	166,601
FGR	399	55		219	23,463
FOP	109	30		33	3,536
FOP	144	30		43	4,607
TOTALS	2,207			1,850	198,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,850	116.0280	132.27	244,700	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2007 Heated Area: 1555 HX Base Yr 2007



231 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		198,207
TOTAL MARKET OB/XF VALUE		2,425
TOTAL LAND VALUE - MARKET		23,125
TOTAL MARKET VALUE		223,757
SOH/AGL Deduction		86,176
ASSESSED VALUE		137,581
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		86,170
TOTAL JUST VALUE		223,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,685

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23952	SFR	671	12/09/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1163/0711	12/02/2008	WD	Q	I	01	0
GRANTOR: SHERREL WILLIAMS						
GRANTEE: CORAL WILLIAMS						
1087/0889	6/12/2006	WD	Q	I		184,900
GRANTOR: AARON SIMQUE HOMES						
GRANTEE: CORAL & SHERREL WIL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W36 FOP= N12 W12 S12 E12$ W12 S41 E12 FOP= E17 N9 W6 S4 W11 S5$ N5 E11 N4 E6 FGR= S14 E19 N21 W19 S7$ N7 E19 N25$.

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	100	0	0	890.00	UT	2.50	2.50	100	2006	2006	3	100	2,225	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,425

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 11/06/2020 BY JS Total Acres: 1.04 Total Land Value: 23,125 Market: 0 Agricultural: 0 Common: 23,125 PRINTED 05/12/2026 BY SYS