COMM NW COR OF NE1/4, RUN S 78 D
FT TO NW COR LOT 3 BLOCK D EASTS
UNIT 2 FOR POB, CONT S 18 DEG E

INGRAM CAROL
228 SE WILLOW DR
LAKE CITY, FL 32025

2026

03-4S-17-07592-033

BUILDING CHARACTERISTICS

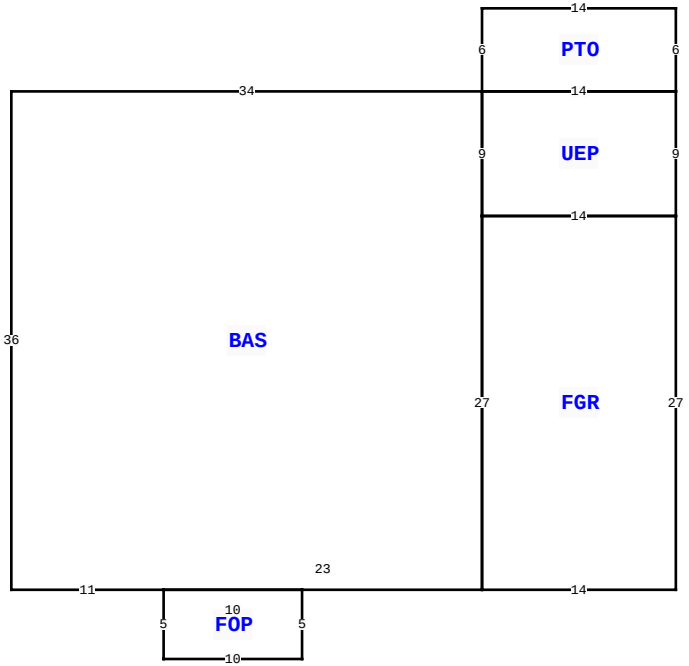
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	3417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,224	100		1,224	119,267
FGR	378	55		208	20,267
FOP	50	30		15	1,462
PTO	84	5		4	390
UEP	126	60		76	7,406
TOTALS	1,862			1,527	148,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,527	115.2360	129.06	197,075	1992	2005	0	0	0	24.50	75.50

1 SINGLE FAM 100% - 2025 Heated Area: 1224 HX Base Yr 2025



228 SE WILLOW DR, 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	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	800	
2	0119	MASONRY WA	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
4	0296	SHED METAL	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		148,792
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		28,125
TOTAL MARKET VALUE		178,417
SOH/AGL Deduction		0
ASSESSED VALUE		178,417
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		127,006
TOTAL JUST VALUE		178,417
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1523/1688	9/13/2024	WD	Q	I	01	230,000
GRANTOR: BIERMAN JACK D						
GRANTEE: INGRAM CAROL						
1414/0199	6/24/2020	WD	Q	I	01	119,000
GRANTOR: LEONARD & EILEEN A LI						
GRANTEE: JACK D BIERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 S36 E11 FOP= S5 E10 N5 W10$ E23 FGR= E14 N27 W14 S27$ N27 UEP= E14 N9 W14S9$ N9 PTO= E14 N6 W14 S6$.

LAND DESCRIPTION

TOTAL OB/XF 1,500

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-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	22,500.00	28,125.00	28,125							

REVIEW DATE 10/14/2024 BY TP Total Acres: 0.59 Total Land Value: 28,125 Market: 0 Agricultural: 0 Common: 28,125 PRINTED 06/10/2026 BY SYS