LOT 4 EASTSIDE VILLAGE UNIT 3.
774-781, WD 1032-399,

IRVINE VICTOR F/IRVINE JEANNETTE B
134 SE WILLOW DRIVE
LAKE CITY, FL 32025

2027

03-4S-17-07592-304

BUILDING CHARACTERISTICS

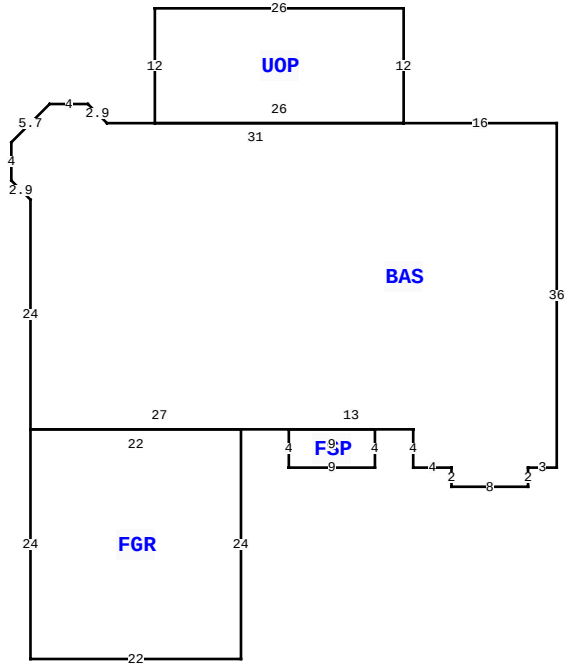
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	3417.1100	1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,860	100		1,860	156,372
FGR	528	55		290	24,381
FSP	36	40		14	1,177
UOP	312	20		62	5,212
TOTALS	2,736			2,226	187,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,226	106.8940	129.34	287,911	1995	1995	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 1860 HX Base Yr 2005



134 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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	663.00	UT	1.50	1.50	100	1995	1995	3	100	995	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1995	1995	3	100	1,200	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		187,142
TOTAL MARKET OB/XF VALUE		4,195
TOTAL LAND VALUE - MARKET		30,938
TOTAL MARKET VALUE		222,275
SOH/AGL Deduction		80,740
ASSESSED VALUE		141,535
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		90,124
TOTAL JUST VALUE		222,275
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10006	SFR	315	07/26/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1032/0399	12/02/2004	WD	Q	I		150,000
GRANTOR: NOVAK						
GRANTEE: IRVINE						
0774/0781	5/05/1993	WD	Q	V		24,800
GRANTOR: DESOTO DEVELOPERS						
GRANTEE: ELIZABETH NOVAK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UOP= N12 W26 S12 E26$ W31 U2 L2 W4 L4 D4 S4 D2 R2 S24 FGR= S24 E22 N24 W22$ E27 FSP= S4 E9 N4 W9$ E13 S4 E4 S2 E8 N2 E3 N36$.

LAND DESCRIPTION

TOTAL OB/XF 4,195

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	1.38	22,500.00	30,937.50	30,938							

REVIEW DATE 02/28/2017 BY DF Total Acres: 0.96 Total Land Value: 30,938 Market: 0 Agricultural: 0 Common: 30,938 PRINTED 11/17/2026 BY SYS