LOT 8 EASTSIDE VILLAGE UNIT 3

756-1552, 762-2126, WD 1319-1754

PETROVICH ANTHONY J/PETROVICH SANDRA L
169 SE WILLOW DR
LAKE CITY, FL 32025-1847

2026

03-4S-17-07592-308

BUILDING CHARACTERISTICS

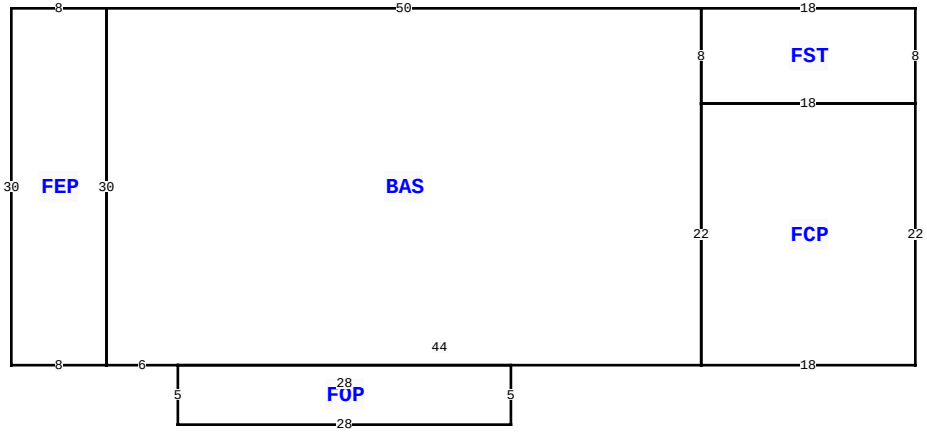
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	13	LAM/VNLPLK 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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		3417.1100 1.10/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100		1,500	126,068
FCP	396	25		99	8,321
FEP	240	80		192	16,137
FOP	140	30		42	3,530
FST	144	55		79	6,640
TOTALS	2,420			1,912	160,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,912	104.9540	129.30	247,222	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1500 HX Base Yr 2019



169 SE WILLOW DR, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 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	15	30	450.00	UT	1.40	1.40	100	0	0	3	100	630	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		160,694
TOTAL MARKET OB/XF VALUE		630
TOTAL LAND VALUE - MARKET		24,750
TOTAL MARKET VALUE		186,074
SOH/AGL Deduction		74,017
ASSESSED VALUE		112,057
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,646
TOTAL JUST VALUE		186,074
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,074

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1505/1956	12/20/2023	LE	U	I	14	100
GRANTOR: PETROVICH ANTHONY J						
GRANTEE: PETROVICH ANTHONY J						
1362/2475	6/14/2018	WD	Q	I	01	112,000
GRANTOR: JOSEPH J JR & SUSAN T						
GRANTEE: ANTHONY J & SANDRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 FEP= W8 S30 E8 N30$ S30 E6 FOP= S5 E28 N5 W28$E44
FCP= E18 N22 W18 S22$ N22 FST= E18 N8 W18 S8 $ N8$.

LAND DESCRIPTION

TOTAL OB/XF 630

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	1.10	22,500.00	24,750.00	24,750							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.26 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 06/15/2026 BY SYS