LOT 4 BLK F EASTSIDE VILLAGE UNI
907-2262, LE 1319-2650, DC 1348-

CLARK MARJORIE
114 SE IBIS WAY
LAKE CITY, FL 32025

**2026**

**03-4S-17-07592-664**

## BUILDING CHARACTERISTICS

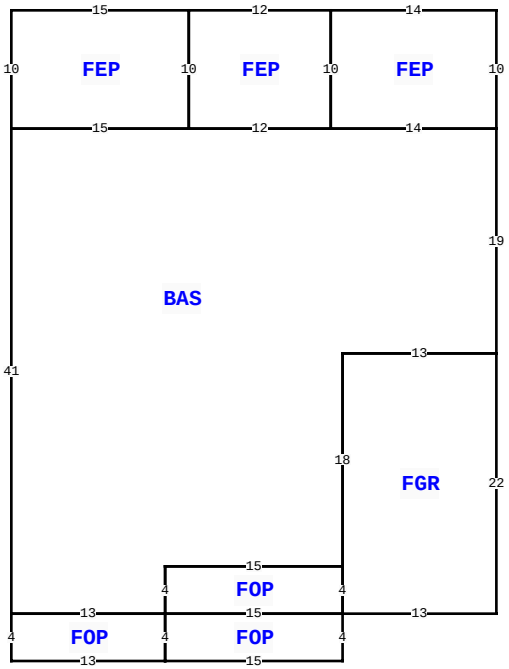
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 50 |
| Exterior Wall | 31 | VINYL SID 50 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 15 | HARDTILE 20 |
| 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 | 1,335 | 100 | | 1,335 | 141,032 |
| FEP | 120 | 80 | | 96 | 10,142 |
| FEP | 140 | 80 | | 112 | 11,832 |
| FEP | 150 | 80 | | 120 | 12,677 |
| FGR | 286 | 55 | | 157 | 16,585 |
| FOP | 52 | 30 | | 16 | 1,690 |
| FOP | 60 | 30 | | 18 | 1,902 |
| FOP | 60 | 30 | | 18 | 1,902 |
| TOTALS | 2,203 | | | 1,872 | 197,761 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,872 | 119.3100 | 146.99 | 275,165 | 2000 | 2000 | 0 | 0 | 0 | 28.13 | 71.87 |

1 SINGLE FAM 100% - 2026 Heated Area: 1335 HX Base Yr 2026




114 SE IBIS WAY, 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 | 364.00 | UT | 1.50 | 1.50 | 100 | 2000 | 2000 | 3 | 100 | 546 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2000 | 2000 | 3 | 100 | 500 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2012 | 2012 | 3 | 100 | 200 | |
| 4 | 0262 | PRCH,FOP | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2017 | 2017 | 3 | 100 | 400 | |
| 5 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 800.00 | 800.00 | 100 | 2026 | 2025 | | 100 | 800 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 197,761 |
| TOTAL MARKET OB/XF VALUE | | 2,446 |
| TOTAL LAND VALUE - MARKET | | 24,750 |
| TOTAL MARKET VALUE | | 224,957 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 224,957 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 173,546 |
| TOTAL JUST VALUE | | 224,957 |
| NCON VALUE | | 800 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 224,657 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 33604 | ADDN SFR | 130 | 12/02/2015 |
| 16919 | SFR | 225 | 05/03/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1553/142 | 10/30/2025 | LE | U | I | 14 | 100 |
| GRANTOR: CLARK MARJORIE (ENH L | | | | | | |
| GRANTEE: STEVENS TEAUTIE ELL | | | | | | |
| 1553/140 | 10/30/2025 | WD | Q | I | 01 | 257,100 |
| GRANTOR: FERGUSON RICHARD | | | | | | |
| GRANTEE: CLARK MARJORIE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W14 FEP= N10 W12 S10 E12$ W12 FEP= N10 W15 S10 E15$ W15S41 FOP= S4 E13 N4 W13$ E13 FOP= S4 E15 N4 W15$ FOP= E15 N4W15 S4$ N4 E15 FGR= S4 E13 N22 W13 S18 $ N18 E13 N19$ FEP= N10 W14 S10 E14$.

## LAND DESCRIPTION

TOTAL OB/XF 2,446

| 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 | 1.10 | 22,500.00 | 24,750.00 | 24,750 | | | | | | | |

REVIEW DATE 01/20/2026 BY TP Total Acres: 0.16 Total Land Value: 24,750 Market: 0 Agricultural: 0 Common: 24,750 PRINTED 06/09/2026 BY SYS