COMM SW COR OF NE1/4, E 1211.99
ABANDONED ACL RR, N 30.06 FT FOR
327.72 FT, W 675 FT, S 327.09 FT

WHITE MAXCINE ENGLISH
956 SW ZIEGLER TER
LAKE CITY, FL 32024

2027

03-5S-16-03456-004

BUILDING CHARACTERISTICS

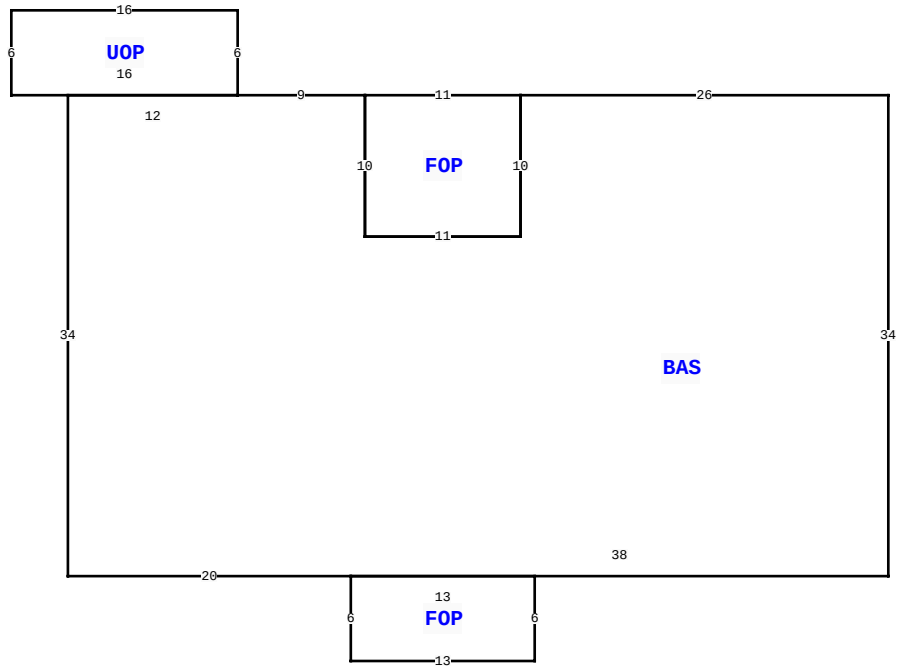
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	3516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,862	100		1,862	145,672
FOP	78	30		23	1,799
FOP	110	30		33	2,582
UOP	96	20		19	1,487
TOTALS	2,146			1,937	151,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	109.4160	120.36	233,137	1996	1996	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1862 HX Base Yr



956 SW ZIEGLER TER, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 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	0255	MBL HOME S	0	100	8	30	240.00	UT	1.00	1.00	100	1996	1996	3	100	240	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	750	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
5	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		151,539
TOTAL MARKET OB/XF VALUE		11,890
TOTAL LAND VALUE - MARKET		54,000
TOTAL MARKET VALUE		217,429
SOH/AGL Deduction		86,982
ASSESSED VALUE		130,447
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		79,036
TOTAL JUST VALUE		217,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051118	Electrical Servic	0	10/16/2024
21836	M H	340	05/06/2004
8205	SFR	10,000	03/29/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1347/1323	11/03/2017	LE	U	I	14	100

GRANTOR: MAXCINE ENGLISH WHITE

GRANTEE: JOHNESHA WHITE CHAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= W11 S10 E11 N10$ S10 W11 N10 W9 UOP= N6 W16 S6 E16$ W12 S34 E20 FOP= S6 E13 N6 W13$ E38 N34$.

LAND DESCRIPTION

TOTAL OB/XF 11,890

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		A-1	0.00	0.00	4.50	AC		1.00	1.00	1.00	12,000.00	12,000.00	54,000							

REVIEW DATE 02/05/2026 BY KS Total Acres: 4.50 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 11/17/2026 BY SYS