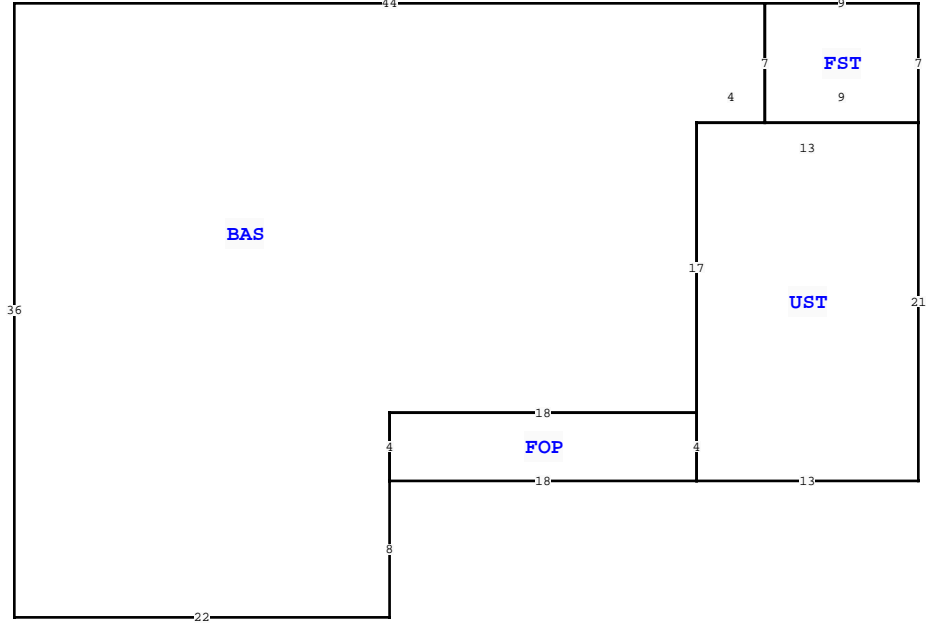


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LAM/VNLPLK	90
Interior Floor	15	HARDTILE	10
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	01	NONE	100
Stories	1.	1.	100
Architectual Units	05	CONV	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	6517.00	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,252	100	
FOP	72	30	
FST	63	55	
UST	273	45	
TOTALS	1,660		
			1,432
			182,842

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	0%	- 2021								
Heated Area: 1252 HX Base Yr											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			182,842
TOTAL MARKET OB/XF VALUE			100
TOTAL LAND VALUE - MARKET			18,000
TOTAL MARKET VALUE			200,942
SOH/AGL Deduction			0
ASSESSED VALUE			200,942
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			200,942
TOTAL JUST VALUE			200,942
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			202,974

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1425/2322	11/19/2020	WD	Q	I	01	157,000
GRANTOR: LEV PETER & JOANN						
GRANTEE: PHY CHARLES SR						
1400/2352	12/05/2019	WD	Q	I	01	115,000
GRANTOR: KARAN L MCCAUGHEY TRU						
GRANTEE: PETER & JOANN LEV (

EXTRA FEATURES																
L N	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	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	100	

1804 SW WESTER DR, LAKE CITY
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
04/07/2025 MLU

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[ORIG=0,0] W44 S36 E22 N8 N4 E18 N17 E4 N7 \$									
UST=[ORIG=-4,24] S4 E13 N21 W13 S17 \$									
FOP=[ORIG=-22,28] E18 N4 W18 S4 \$									
FST=[ORIG=0,7] E9 N7 W9 S7 \$									

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	18,000							