



BUILDING CHARACTERISTICS	
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 Floo	13 LAM/VNLPLK 90
Interior Floo	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	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100
Quality	05 05

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,432	126.6720	141.87	203,158	1977	2015	0	0	10.00	90.00

1 SINGLE FAM 0% - 2021 Heated Area: 1252 HX Base Yr

1804 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/16/2026
INC DATE		AG DATE	

DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		01	6517.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100		1,252	159,859
FOP	72	30		22	2,809
FST	63	55		35	4,469
UST	273	45		123	15,705
TOTALS	1,660			1,432	182,842

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0166	CONC,PAVMT	0	0	0	1.00	UT	0.00	0.00	100	0

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	1.00

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DPTH FACT
1	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC	1.00

COLUMBIA COUNTY PROPERTY VALUATION SUMMARY		PAGE 1 of 1	3
VALUATION BY	STANDARD		
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE		182,842	
TOTAL MARKET OB/XF VALUE		100	
TOTAL LAND VALUE - MARKET		20,000	
TOTAL MARKET VALUE		202,942	
SOH/AGL Deduction		0	
ASSESSED VALUE		202,942	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		202,942	
TOTAL JUST VALUE		202,942	
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 (

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 \$											