

COMM SE COR OF NE1/4 OF SW1/4, R
 FT FOR POB, CONT W 197.22 FT, N
 E 197.22 FT, S 331.31 FT TO POB.

DEKLE CHRISTOPHER W
 345 SW SEGREST WAY
 LAKE CITY, FL 32024

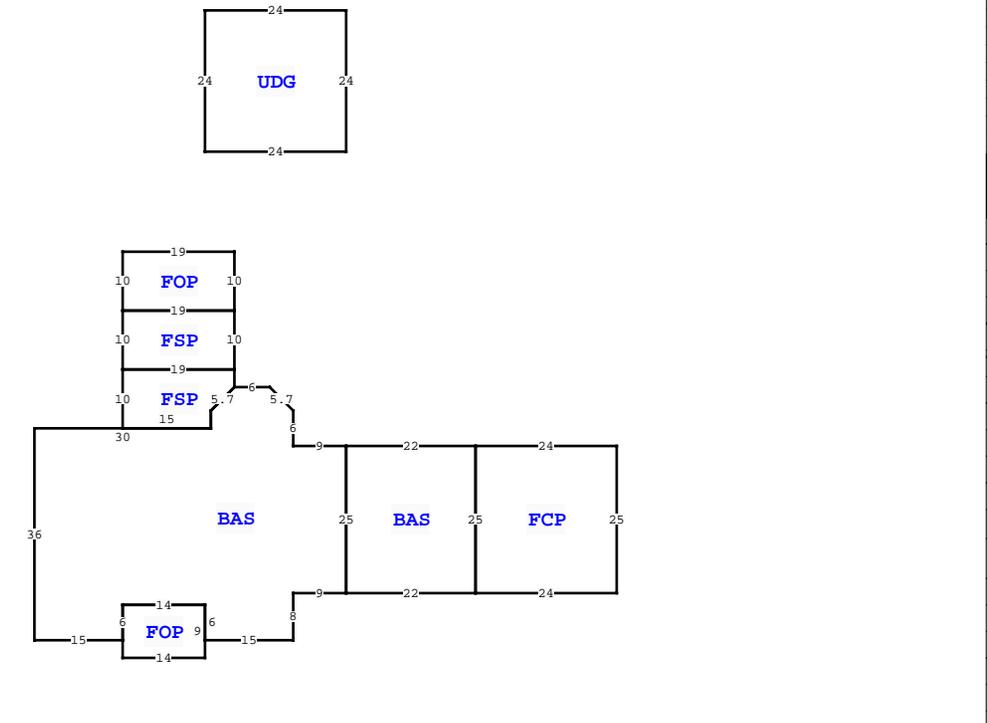
2026

07-4S-16-02806-027


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	19 COMMON BRK 100
Roof Structur	08 IRREGULAR 100
Roof Cover	14 PREFIN MT 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 100
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
Architectural	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,063	115.9000	132.13	404,714	1996	1996	0	0	29.00	71.00

1 SINGLE FAM 100% - 1997 Heated Area: 2357 HX Base Yr 1997



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	7416.00 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	550	100		550	51,597
BAS	1,807	100		1,807	169,519
FCP	600	25		150	14,072
FOP	126	30		38	3,565
FOP	190	30		57	5,347
FSP	170	40		68	6,379
FSP	190	40		76	7,130
UDG	576	55		317	29,738
TOTALS	4,209			3,063	287,347

345 SW SEGREST WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026
INC DATE		AG DATE	MLU

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	100	24	48		2.50	2.50	100	2006	2006	3	100	2,880	

TOTAL OB/XF 2,880

LAND DESCRIPTION																								
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	100		A-1	0.00	0.00	1.50	AC		1.00	1.00	1.00	16,000.00	16,000.00	24,000							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			287,347
TOTAL MARKET OB/XF VALUE			2,880
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			314,227
SOH/AGL Deduction			122,786
ASSESSED VALUE			191,441
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			140,030
TOTAL JUST VALUE			314,227
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			311,658
SALE:1:1: 1.50 AC			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38573	MAINT/ALTR	75	09/09/2019
11559	SFR	265	08/23/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/0429	7/03/1996	WD Q	Q	V	02	0

GRANTOR: DENIS & SANDRA CABALI
 GRANTEE: CHRISTOPHER & JENNI

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W9 N6 U4 L4 W6 FSP= N3 FSP= N10 FOP= N10 W19 S10 E19\$ W19 S10 E19\$ W19 S10 E15 N3 U4 R4 \$ L4 D4 S3 W30 S36 E15 FOP= S3 E14 N9 W14 S6\$ N6 E14 S6 E15 N8 E9 BAS= E22 FCP= E24 N25 W24 S25\$ N25 W22 S25\$ N25\$ PTR= N50 UDG= N24 W24 S24 E24\$ S50\$.	