E 550.00 FT OF S1/2 OF SE1/4 OF FT & EX S 30 FT.

TAYLOR LUCIENNE L
175 SE KLONDIKE PL
LAKE CITY, FL 32025

2027

09-4S-17-08301-034

BUILDING CHARACTERISTICS

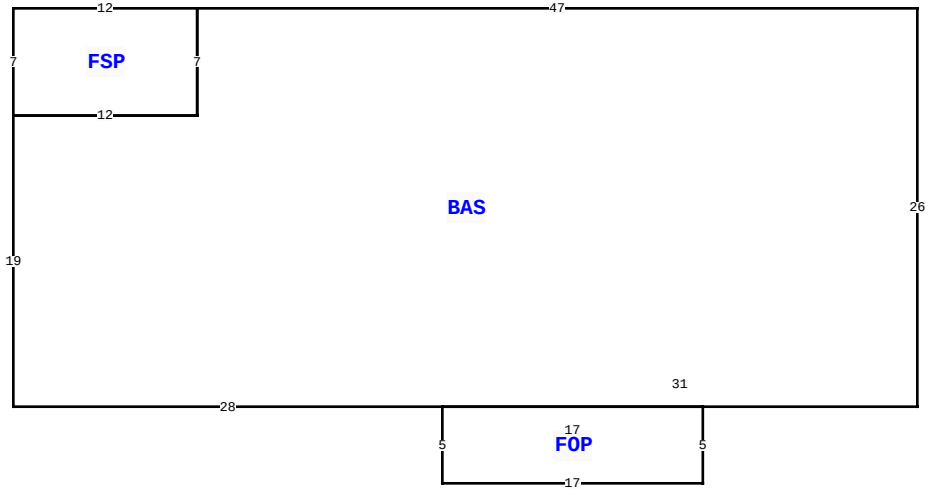
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	9417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,450	100		1,450	130,841
FOP	85	30		26	2,346
FSP	84	40		34	3,068
TOTALS	1,619			1,510	136,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,510	113.8500	125.24	189,112	1999	1999	0	0	0	27.95	72.05

1 SINGLE FAM 100% - 2000 Heated Area: 1450 HX Base Yr 2000



149 SE KLONDIKE PL, LAKE CITY

BLD DATE		LGL DATE	04/10/2025 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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		136,255
TOTAL MARKET OB/XF VALUE		1,400
TOTAL LAND VALUE - MARKET		22,386
TOTAL MARKET VALUE		160,041
SOH/AGL Deduction		48,705
ASSESSED VALUE		111,336
TOTAL EXEMPTION VALUE	HX HB WX SX	106,411
BASE TAXABLE VALUE		4,925
TOTAL JUST VALUE		160,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		162,511

SALE:1:1: DICKS OWNS SUWANCOL

PERMIT NUM	DESCRIPTION	AMT	ISSUED
16118	SFR	240	10/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/1399	6/02/2025	LE	U	I	14	100
GRANTOR: TAYLOR LUCIENNE L						
GRANTEE: TAYLOR LUCIENNE L (						
1312/2751	4/11/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT (ROBE						
GRANTEE: LUCIENNE L TAYLOR A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W47 FSP= W12 S7 E12 N7$ S7 W12 S19 E28 FOP= S5 E17 N5 W17$ E31 N26$.

LAND DESCRIPTION

TOTAL OB/XF 1,400

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	0.82	AC		1.00	1.00	1.00	9,000.00	9,000.00	7,380							
2	0000	C	VAC RES	100		A-1	0.00	0.00	1.64	AC		1.00	1.00	1.00	9,000.00	9,000.00	14,760							
3	9630	C	SWAMP	100		A-1	0.00	0.00	2.46	AC		1.00	1.00	1.00	100.00	100.00	246							

REVIEW DATE 04/11/2017 BY BC Total Acres: 4.92 Total Land Value: 22,386 Market: 0 Agricultural: 0 Common: 22,386 PRINTED 11/17/2026 BY SYS