LOT 13 MAY-FAIR S/D UNIT 2 & ALS
OF LOT 13, RUN E 90.55 FT, S 7 D
TO A PT ON N LINE OF LOT 13, RUN

DOUGLAS WALTER R
197 SW SARAH CT
LAKE CITY, FL 32024

2027

11-4S-16-02911-213

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	31	VINYL SID 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	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
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

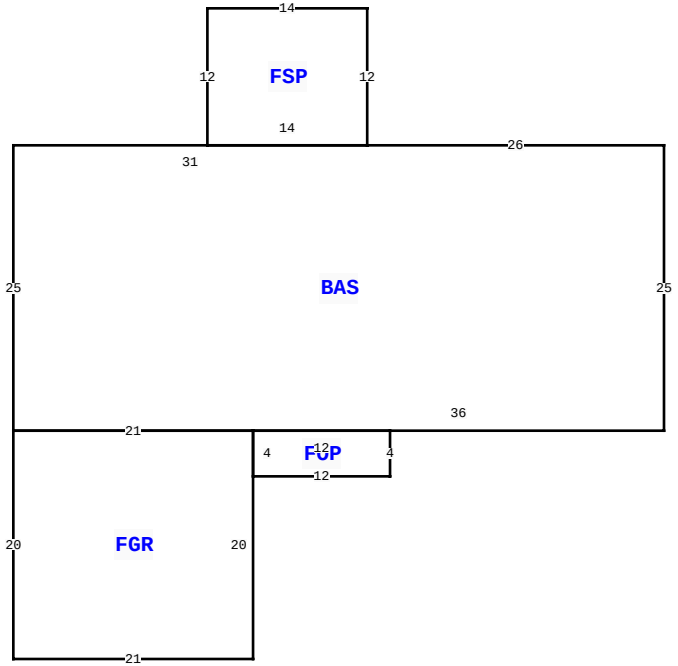
NEIGHBORHOOD/LOC 11416.030 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,425	100		1,425	117,129
FGR	420	55		231	18,987
FOP	48	30		14	1,151
FSP	168	40		67	5,507
TOTALS	2,061			1,737	142,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,737	111.5240	122.68	213,095	1995	1995	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2007 Heated Area: 1425 HX Base Yr 2007



197 SW SARAH CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
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	0166	CONC,PAVMT	0	100	0	0	928.00	UT	1.50	1.50	100	1995	1995	3	100	1,392	
2	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	900	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	800	
4	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	100	2024	2023		100	600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,774
TOTAL MARKET OB/XF VALUE		3,692
TOTAL LAND VALUE - MARKET		31,500
TOTAL MARKET VALUE		177,966
SOH/AGL Deduction		57,706
ASSESSED VALUE		120,260
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		68,849
TOTAL JUST VALUE		177,966
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1091/1908	7/28/2006	WD	Q	I		175,500
GRANTOR: DENISE C O'STEEN						
GRANTEE: WALTER DOUGLAS						
0804/1317	4/20/1995	WD	Q	I		77,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: DENISE C O'STEEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FSP= N12 W14 S12 E14$ W31 S25 FGR= S20 E21 N20W21$
E21 FOP= S4 E12 N4 W12$ E36 N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,692

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							

REVIEW DATE 11/08/2023 BY JB Total Acres: 1.01 Total Land Value: 31,500 Market: 0 Agricultural: 0 Common: 31,500 PRINTED 11/17/2026 BY SYS