LOTS 1, 1-A & W1/2 OF LOT 5 COUN
247-596, 264-341, 351-214, DC 14

WEBER TERRY
269 SW PERSIMMON PL
LAKE CITY, FL 32024

2026

11-4S-16-02923-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

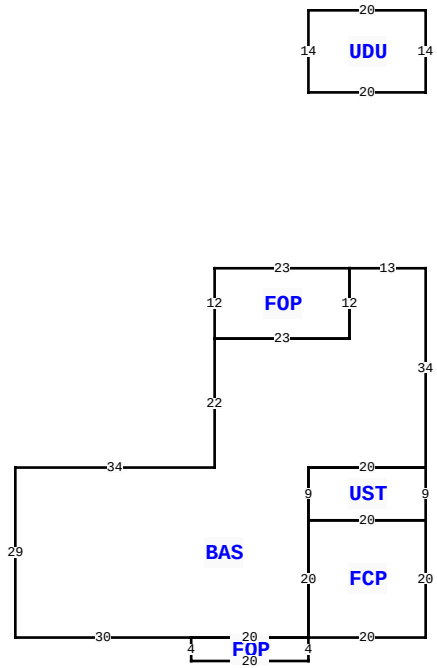
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	11416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,398	100		2,398	199,436
FCP	400	25		100	8,317
FOP	80	30		24	1,996
FOP	276	30		83	6,903
UDU	280	55		154	12,808
UST	180	45		81	6,737
TOTALS	3,614			2,840	236,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,840	114.2400	127.95	363,378	1965	1965	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2025 Heated Area: 2398 HX Base Yr 2025



269 SW PERSIMMON PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		236,196
TOTAL MARKET OB/XF VALUE		18,162
TOTAL LAND VALUE - MARKET		33,750
TOTAL MARKET VALUE		288,108
SOH/AGL Deduction		0
ASSESSED VALUE		288,108
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		186,697
TOTAL JUST VALUE		288,108
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1513/1620	4/25/2024	WD	Q	I	01	325,000
GRANTOR: CLARK SARAH ELIZABETH						
GRANTEE: WEBER TERRY						
1475/218	9/09/2022	WD	U	I	11	100
GRANTOR: MINCHIN JACQELINE J						
GRANTEE: CLARK SARAH ELIZABE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= W23 S12 E23 N12$ S12 W23 S22 W34 S29 E30 FOP= S4 E20 N4 W20$ E20 FCP= E20 N20 W20 S20$ N20 UST= E20 N9 W20 S9$ N9 E20 N34$ PTR=N30 UDU= N14 W20 S14E20$ S30$.

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	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	30	1975	1975	3	30	10,752	
2	0294	SHED WOOD/	0	100	8	12	98.00	UT	7.50	7.50	100	0	0	3	100	735	
3	0120	CLFENCE 4	0	100	0	0	350.00	UT	4.50	4.50	100	1993	1993	3	100	1,575	
4	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2024	2023		85	5,100	

LAND DESCRIPTION

TOTAL OB/XF 18,162

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/MH	0.00	347.00	1.00	LT		1.00	1.00	1.50	22,500.00	33,750.00	33,750							

REVIEW DATE 05/13/2024 BY TP Total Acres: 4.01 Total Land Value: 33,750 Market: 0 Agricultural: 0 Common: 33,750 PRINTED 03/24/2026 BY SYS