

COMM NW COR OF NE1/4 OF SW1/4, R
S 22.47 FT TO POB, RUN E ALONG F
210 FT, S 237.18 FT TO N R/W LIN

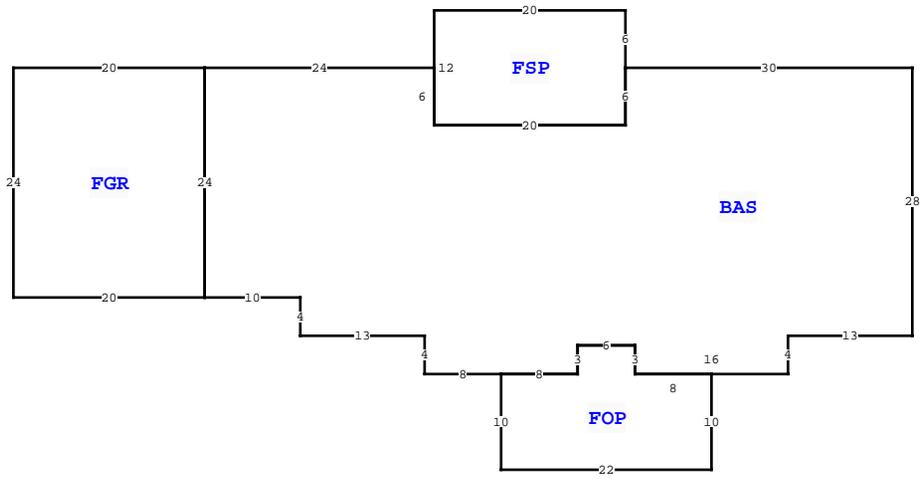
IVESTER ALICE PAMELA SAVANNAH/IVESTER CHARLTON
437 SE BEAR RUN ST
LAKE CITY, FL 32025

2026

12-4S-17-08332-007

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	08	SHT VINYL	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	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	04
NEIGHBORHOOD/LOC	12417.010	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,046	100	
FGR	480	55	
FOP	238	30	
FSP	240	40	
TOTALS	3,004		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	50%	- 2024								
				Heated Area:	2046			HX Base Yr	2024		



EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L
1	0190	FPLC PF	0	50	0
2	0296	SHED METAL	0	50	12
3	0070	CARPORT UF	0	50	0
4	0296	SHED METAL	0	50	0
5	0260	PAVEMENT-A	0	50	0

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100
2	0296	SHED METAL	0	50	12	12	1.00	UT	0.00	0.00	100
3	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100
5	0260	PAVEMENT-A	0	50	0	0	1.00	UT	0.00	0.00	100

LAND DESCRIPTION		LAND USE		R		LOC ZONE		FRONT		DEPTH		TOT LND UTS		UNIT TYPE		DPTH FACT		TOT COND		TOT ADJ		UNIT PRICE		ADJ UNIT PRICE		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1	0100	C	SFR				A-1	0.00	0.00			1.15	AC		1.00	1.00	1.00					11,000.00	11,000.00	12,650																	

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			184,006
TOTAL MARKET OB/XF VALUE			4,100
TOTAL LAND VALUE - MARKET			12,650
TOTAL MARKET VALUE			200,756
SOH/AGL Deduction			1,898
ASSESSED VALUE			198,858
TOTAL EXEMPTION VALUE	HA HAB VX SX	103,480	
BASE TAXABLE VALUE			95,378
TOTAL JUST VALUE			200,756
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			200,756

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1512/455	4/10/2024	LE U	I	I	14	100
GRANTOR: IVESTER ALICE PAMELA						
GRANTEE: IVESTER ALICE PAMEL						
1327/0077	12/06/2016	WD U	I	I	14	100
GRANTOR: CHARLTON L & ALICE E						
GRANTEE: PAMELA I JOHNS & CH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W30 FSP= N6 W20 S12 E20N6\$ S6 W20 N6 W24 FGR= W20 S24 E20 N24\$ S24 E10 S4 E13 S4E8 FOP= S10 E22 N10 W8 N3 W6 S3 W8\$ E8 N3 E6 S3 E16 N4 E13 N28\$.	