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

2027

12-4S-17-08332-007

BUILDING CHARACTERISTICS

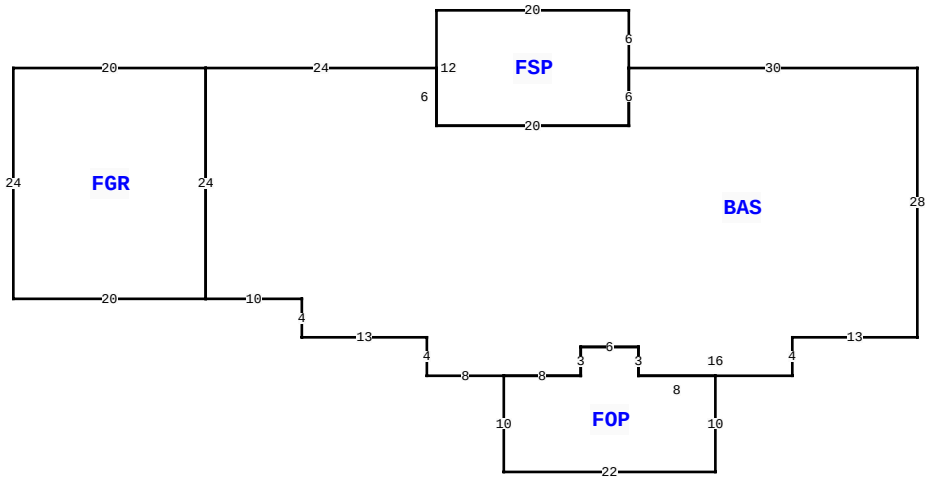
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	149,276
FGR	480	55		264	19,261
FOP	238	30		71	5,180
FSP	240	40		96	7,004
TOTALS	3,004			2,477	180,722

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,477	110.5440	121.60	301,203	1979	1979	5	0	0	35.00	60.00

1 SINGLE FAM 50% - 2024 Heated Area: 2046 HX Base Yr 2024



437 SE BEAR RUN ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		180,722
TOTAL MARKET OB/XF VALUE		4,100
TOTAL LAND VALUE - MARKET		12,650
TOTAL MARKET VALUE		197,472
SOH/AGL Deduction		0
ASSESSED VALUE		197,472
TOTAL EXEMPTION VALUE	HA HAB VX SX	103,736
BASE TAXABLE VALUE		93,736
TOTAL JUST VALUE		197,472
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	14	100
GRANTOR: IVESTER ALICE PAMELA						
GRANTEE: IVESTER ALICE PAMEL						
1327/0077	12/06/2016	WD	U	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$.

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	0190	FPLC PF	0	50	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0296	SHED METAL	0	50	12	12	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0070	CARPORT UF	0	50	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
4	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,400	
5	0260	PAVEMENT-A	0	50	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	1,000	

LAND DESCRIPTION

TOTAL OB/XF 4,100

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	50		A-1	0.00	0.00	1.15	AC		1.00	1.00	1.00	11,000.00	11,000.00	12,650							

REVIEW DATE 04/12/2017 BY BC Total Acres: 1.15 Total Land Value: 12,650 Market: 0 Agricultural: 0 Common: 12,650 PRINTED 11/17/2026 BY SYS