

COMM NW COR OF NE1/4 OF SW1/4, E
19.89 FT FOR POB, CONT E 255.75
W 50 FT, S 50 FT, W 207.72 FT, N

IVESTER CHARLTON L/IVESTER YOUNG
102 SE EAGLE AVE
LAKE CITY, FL 32025

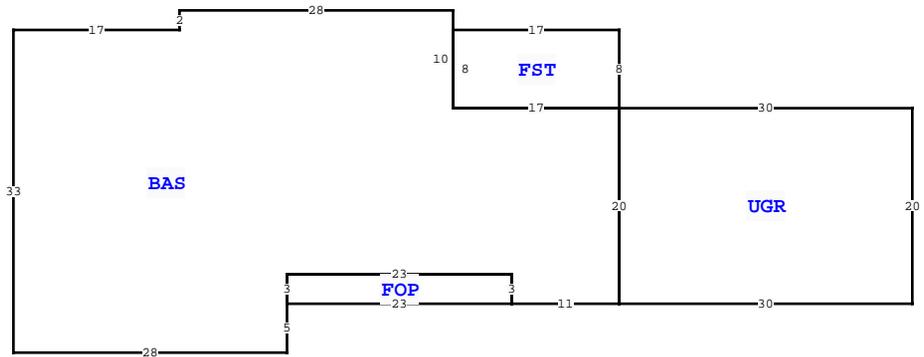
2026

12-4S-17-08332-008



ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floor	14	CARPET 80
Interior Floor	06	VINYL ASB 20
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
Architctual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024								
Heated Area: 1727 HX Base Yr 2024											



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	1,727	100		1,727	140,487
FOP	69	30		21	1,708
FST	136	55		75	6,101
UGR	600	45		270	21,964
TOTALS	2,532			2,093	170,260

L N	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	100	0	0		1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200
2	0031	BARN,MT AE	0	100	0	0		1.00	UT	0.00	0.00	100	0	0	3	100	1,200
3	0011	BARN,BLK A	0	100	0	0		1.00	UT	0.00	0.00	100	0	0	3	100	800
4	0166	CONC,PAVMT	0	100	0	0		1.00	UT	0.00	0.00	100	1993	1993	3	100	100
5	0120	CLFENCE 4	0	100	0	0		1.00	UT	0.00	0.00	100	1993	1993	3	100	200
6	0260	PAVEMENT-A	0	100	0	0		1.00	UT	0.00	0.00	100	2012	2012	3	100	400
7	0060	CARPORT F	0	100	20	34		680.00	UT	1.75	1.75	100	2012	2012	3	100	1,190
8	0252	LEAN-TO W/	0	100	12	34		408.00	UT	0.75	0.75	100	2012	2012	3	100	306
9	0252	LEAN-TO W/	0	100	12	34		408.00	UT	0.75	0.75	100	2012	2012	3	100	306

102 SE EAGLE AVE, LAKE CITY	BLD DATE	LGL DATE	04/29/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
EXTRA FEATURES				
TOTAL OB/XF 5,702				

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			170,260
TOTAL MARKET OB/XF VALUE			5,702
TOTAL LAND VALUE - MARKET			29,370
TOTAL MARKET VALUE			205,332
SOH/AGL Deduction			6,636
ASSESSED VALUE			198,696
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			147,285
TOTAL JUST VALUE			205,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			205,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1502/1124	6/06/2023	LE U	I	14		150,000
GRANTOR: WILLIAMS WILLIE						
GRANTEE: IVESTER CHARLTON L						
1348/0578	11/01/2017	QC U	V	11		100
GRANTOR: RICKY J & VONNE WILLI						
GRANTEE: WILLIE & MILDRED J						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W28 S2 W17 S33 E28 N5 FOP= E23 N3 W23 S3\$ N3 E23 S3 E11	
UGR= E30 N20 W30 S20 \$ N20 FST= N8 W17 S8 E17\$ W17 N10\$.	

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.66	AC		1.00	1.00	1.00	11,000.00	11,000.00	18,260							
2	9901	C	AC/XFOB	100		A-1	0.00	0.00	1.01	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,110							