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

2027

12-4S-17-08332-008

BUILDING CHARACTERISTICS

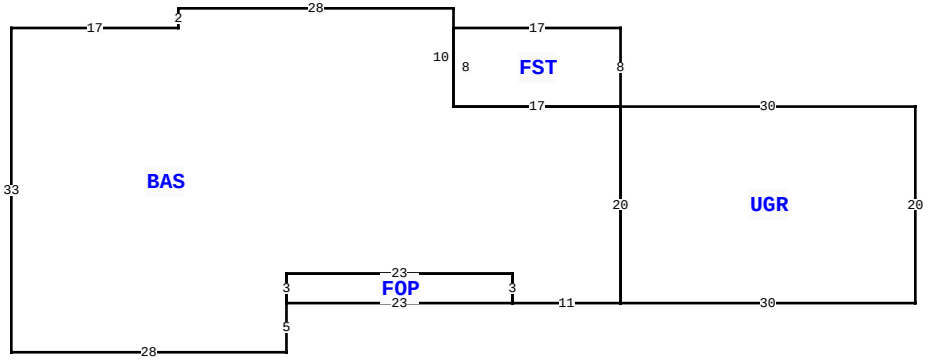
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,727	100		1,727	137,984
FOP	69	30		21	1,678
FST	136	55		75	5,992
UGR	600	45		270	21,572
TOTALS	2,532			2,093	167,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	111.7440	122.92	257,272	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1727 HX Base Yr 2024



102 SE EAGLE AVE, 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		167,227
TOTAL MARKET OB/XF VALUE		5,702
TOTAL LAND VALUE - MARKET		29,370
TOTAL MARKET VALUE		202,299
SOH/AGL Deduction		0
ASSESSED VALUE		202,299
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		150,888
TOTAL JUST VALUE		202,299
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$.

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	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	

LAND DESCRIPTION

TOTAL OB/XF 5,702

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		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							

REVIEW DATE 04/13/2017 BY BC Total Acres: 2.67 Total Land Value: 29,370 Market: 0 Agricultural: 0 Common: 29,370 PRINTED 11/17/2026 BY SYS