LOT 13 BLOCK A FOREST COUNTRY
SECOND ADDITION. PORTION IN
SEC 22 4S-16. WD 1007-1345 &

GRAHAM WALTER I/GRAHAM DENISE L
723 SW SISTERS WELCOME RD
LAKE CITY, FL 32025

2027

15-4S-16-03000-002

BUILDING CHARACTERISTICS

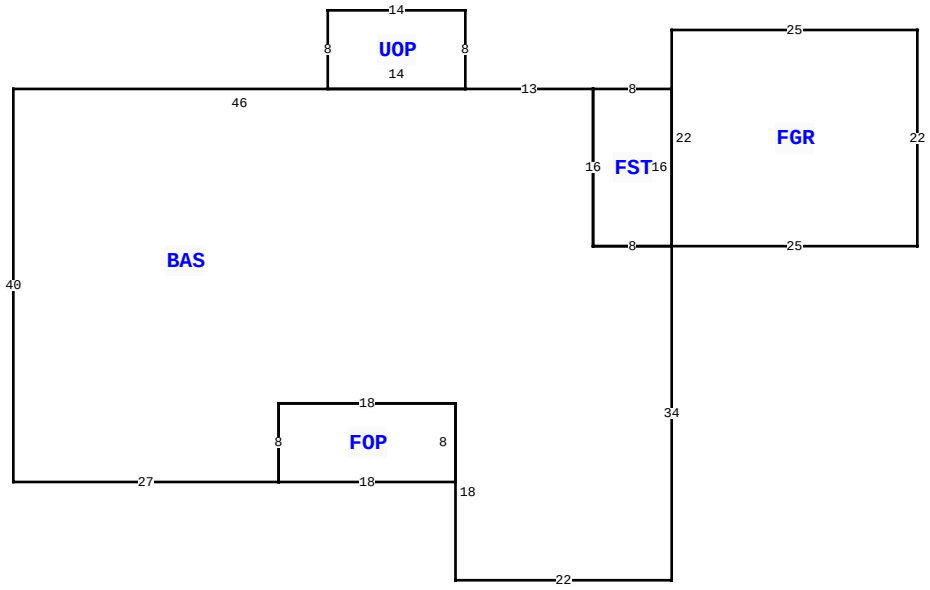
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	06	CUST PANEL 10
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	15416.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,628	100		2,628	215,489
FGR	550	55		302	24,763
FOP	144	30		43	3,526
FST	128	55		70	5,740
UOP	112	20		22	1,804
TOTALS	3,562			3,065	251,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,065	114.6831	126.15	386,650	1985	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2005 Heated Area: 2628 HX Base Yr 2005



180 SW SLASH LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1996	1996	3	40	14,336	
3	0166	CONC,PAVMT	0	100	0	0	988.00	UT	1.50	1.50	100	1996	1996	3	100	1,482	
4	0120	CLFENCE 4	0	100	0	0	134.00	UT	4.50	4.50	100	1993	1993	3	100	603	
5	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	251,322
TOTAL MARKET OB/XF VALUE	20,421
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	318,993
SOH/AGL Deduction	99,572
ASSESSED VALUE	219,421
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	168,010
TOTAL JUST VALUE	318,993
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30837	MAINT/ALTR	60	03/11/2013
03365	MAINT/ALTR	45	08/10/2012
10994	POOL	80	04/08/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1007/1345	2/17/2004	WD	Q	I		195,000
GRANTOR: GLENN & DEBORAH S OWE						
GRANTEE: WALATER I & DENISE						
1007/1345	2/17/2004	WD	Q	I		195,000
GRANTOR: GLENN & DEBORAH S OWE						
GRANTEE: WALTER I & DENISE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 UOP= N8 W14 S8 E14$W46S40 E27 FOP= E18 N8 W18 S8$ N8 E18 S18 E22 N34 FGR= E25 N22 W25 S22$ FST= N16 W8 S16 E8$ W8 N16$.

LAND DESCRIPTION

TOTAL OB/XF 20,421

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-1	0.00	0.00	1.00	LT		1.00	1.00	0.90	35,000.00	31,500.00	31,500							
2	0000	C	VAC RES	100		RSF-1	0.00	0.00	0.50	LT		1.00	1.00	0.90	35,000.00	31,500.00	15,750							

REVIEW DATE 08/28/2024 BY KS Total Acres: 0.87 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 11/17/2026 BY SYS