LOT 4 TRIO PARK S/D & LOT 6
GLENWOOD S/D UNIT 2, EX THE
WEST 173 FT

SUTTON CHRISTOPER STEFAN/HOWELL SOMMER NICOLE
172 SE POST CT
LAKE CITY, FL 32025

2026

16-4S-17-08382-104

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
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 06

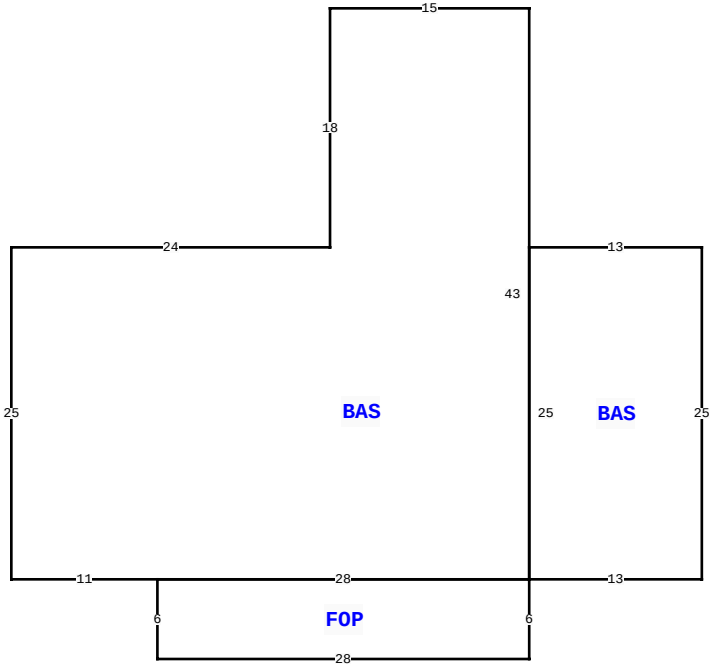
NEIGHBORHOOD/LOC 16417.040 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	325	100		325	31,759
BAS	1,245	100		1,245	121,661
FOP	168	30		50	4,886
TOTALS	1,738			1,620	158,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,620	124.6440	139.60	226,152	1978	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2021 Heated Area: 1570 HX Base Yr



172 SE POST CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
3	0296	SHED METAL	0	0	10	12	1.00	UT	0.00	0.00	100	1998	1998	3	100	500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,306
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	24,975
TOTAL MARKET VALUE	186,081
SOH/AGL Deduction	0
ASSESSED VALUE	186,081
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,081
TOTAL JUST VALUE	186,081
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	188,343

LAND:1:1: 0.72 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1404/2387	1/30/2020	WD	Q	I	01	139,000
GRANTOR: LINDA GALLAGHER & JAM						
GRANTEE: STEFAN C SUTTON & S						
1070/0896	12/27/2005	QC	Q	I	01	66,000
GRANTOR: LINDA GALLAGHER						
GRANTEE: LINDA GALLAGHER AND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W15 S18 W24 S25 E11 FOP= S6 E28 N6 W28$ E28 BAS= E13 N25 W13 S25$ N43$.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0		A-1	0.00	0.00	1.00	LT		1.00	1.00	0.80	18,500.00	14,800.00	14,800							
2	0000	C	VAC RES	0			0.00	0.00	0.50	LT		1.00	1.00	1.10	18,500.00	20,350.00	10,175							

REVIEW DATE 05/03/2017 BY DF Total Acres: 1.56 Total Land Value: 24,975 Market: 0 Agricultural: 0 Common: 24,975 PRINTED 07/01/2026 BY SYS