

THE S 7.60 FT OF LOT 4 & ALL OF CENTURY OAK S/D & BEGIN AT THE N BLK B CENTURY OAK S/D RUN S 47.6

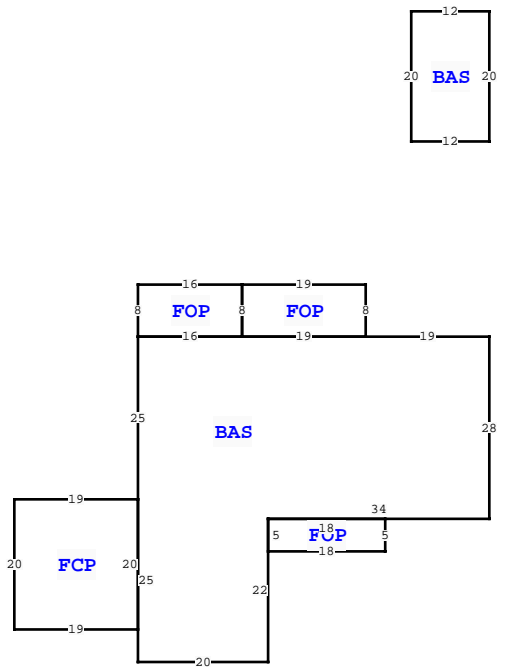
WESTBERRY CAROLYN
463 SE FOSTER TER
LAKE CITY, FL 32025

2026

16-4S-17-08382-402

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	12	HARDWOOD 50	
Interior Floor	14	CARPET 50	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		3 100	
Bathrooms		3 100	
Frame	01	NONE 100	
Stories	1.	1. 100	
Architectural Units	05	CONV 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	16417.090	1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	240	100	
BAS	1,952	100	
FCP	380	25	
FOP	90	30	
FOP	128	30	
FOP	152	30	
TOTALS	2,942		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2023								
Heated Area: 2192						HX Base Yr 2023					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			191,346
TOTAL MARKET OB/XF VALUE			5,900
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			219,746
SOH/AGL Deduction			14,651
ASSESSED VALUE			205,095
TOTAL EXEMPTION VALUE	HX HB SX		101,411
BASE TAXABLE VALUE			103,684
TOTAL JUST VALUE			219,746
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			215,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31212	MAINT/ALTR	35	06/27/2013

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1565/1557	4/06/2026	LE U		I	14	0

GRANTOR: WESTBERRY CAROLYN D
GRANTEE: WESTBERRY CAROLYN D
1351/2181 1/18/2018 WD Q I 01 160,000
GRANTOR: JOAN MCPHERSON
GRANTEE: CAROLYN WESTBERRY

EXTRA FEATURES																
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	UT	1.00	1,200.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0166	CONC,PAVMT	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	400	
4	0294	SHED WOOD/	0	100	0	0	UT	0.00	0.00	100	2004	2004	3	100	400	
5	0031	BARN,MT AE	0	100	0	0	UT	0.00	0.00	100	2013	2013	3	100	3,600	

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		04/14/2026	MLU

BUILDING NOTES	
463 SE FOREST TER, LAKE CITY	

BUILDING DIMENSIONS	
BAS= W19 FOP= N8 W19 S8 E19\$ W19 FOP= N8 W16 S8 E16 \$ W16 S25	
FCP= W19 S20 E19 N20\$\$S25 E20 N22 FOP= S5 E18 N5 W18\$ E34 N28\$	
PTR= N30 BAS= N20 W12 S20 E12\$ S30\$.	

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							