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

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

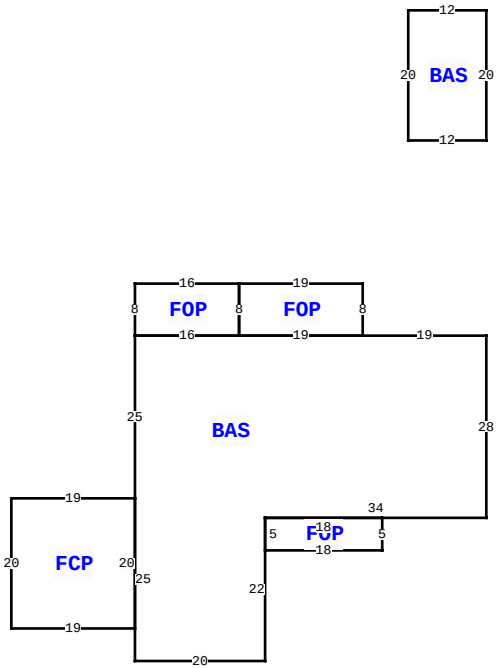
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
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	16417.090	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100		240	19,494
BAS	1,952	100		1,952	158,549
FCP	380	25		95	7,716
FOP	90	30		27	2,193
FOP	128	30		38	3,086
FOP	152	30		46	3,736
TOTALS	2,942			2,398	194,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,398	109.6100	124.96	299,654	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 2192 HX Base Yr 2023



463 SE FOREST TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		194,775
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		223,175
SOH/AGL Deduction		18,080
ASSESSED VALUE		205,095
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		103,684
TOTAL JUST VALUE		223,175
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						

BUILDING NOTES

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$.

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

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 05/01/2017 BY RP Total Acres: 0.48 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 05/08/2026 BY SYS