COMM SE COR OF E1/2 OF SW1/4 OF
RUN W 66.60 FT TO W R/W US-441,
ALONG R/W 320 FT, W 365 FT FOR P

BEACH DEBORAH
190 NW FARLEY PL
LAKE CITY, FL 32055

2026

17-3S-17-04993-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	03	03

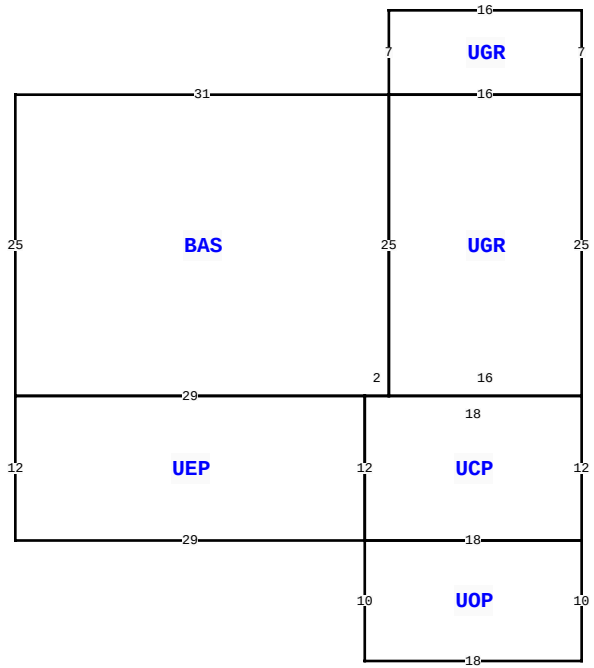
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	03
NEIGHBORHOOD/LOC	17317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	775	100		775	34,330
UCP	216	20		43	1,905
UEP	348	60		209	9,258
UGR	112	45		50	2,215
UGR	400	45		180	7,974
UOP	180	20		36	1,594
TOTALS	2,031			1,293	57,277

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,293	59.7780	68.15	88,118	1950	1950	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 775 HX Base Yr



190 NW FARLEY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	57,277
TOTAL MARKET OB/XF VALUE	11,400
TOTAL LAND VALUE - MARKET	6,562
TOTAL MARKET VALUE	75,239
SOH/AGL Deduction	0
ASSESSED VALUE	75,239
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,239
TOTAL JUST VALUE	75,239
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	72,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1527/1633	7/19/2024	QC	U	I	11	100
GRANTOR: WISMAN BEVERLY A						
GRANTEE: BEACH DEBORAH						
1488/2290	4/21/2023	WD	U	I	11	100
GRANTOR: WISMAN BEVERLY A FKA						
GRANTEE: WISMAN BEVERLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 S25 UEP= S12 E29 N12 W29$ E29 UCP= S12 UOP= S10 E18 N10 W18$ E18 N12 W18$ E2 UGR= E16 N25 UGR= N7 W16 S7 E16$ W16S25$ N25$.

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	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	200	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2010	2010	3	100	1,200	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 11,400

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		00	108.00	103.00	0.25	AC		1.00	1.00	1.75	15,000.00	26,250.00	6,562							

REVIEW DATE 08/14/2015 BY DF Total Acres: 0.25 Total Land Value: 6,562 Market: 0 Agricultural: 0 Common: 6,562 PRINTED 05/12/2026 BY SYS