LOT 2 SADDLE OF THE SOUTH ESTATE
751-2137, 802-1441, 837-677, 678

CADET JEAN FELERT/THEVENIN-CADET MARIE CARMELLE
P O BOX 2204
LAKE CITY, FL 32056-2204

2027

18-4S-17-08466-102

BUILDING CHARACTERISTICS

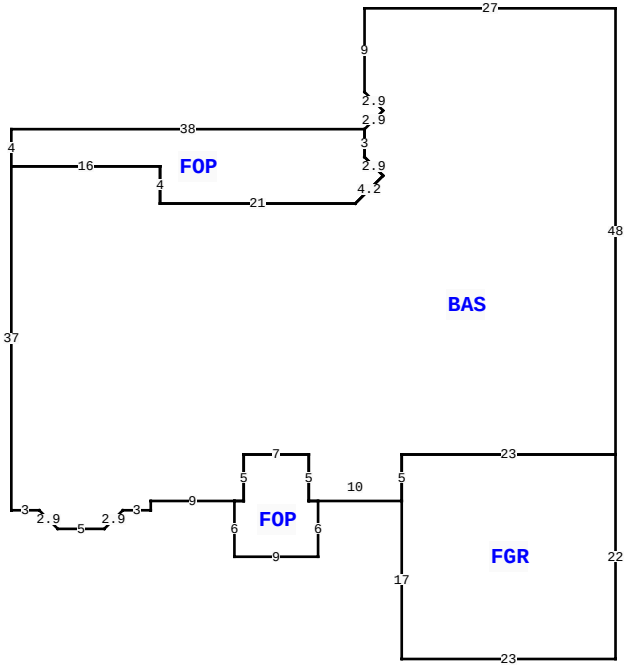
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,583	100		2,583	236,506
FGR	506	55		278	25,454
FOP	89	30		27	2,472
FOP	244	30		73	6,684
TOTALS	3,422			2,961	271,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,961	115.6102	127.17	376,550	1997	1997	0	0	0	28.00	72.00

1 SINGLE FAM 0% - 0 Heated Area: 2583 HX Base Yr



137 SW CHUCK GLN, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	0	0	0	1,548.00	UT	1.50	1.50	100	1997	1997	3	100	2,322	
2	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	1997	1997	3	100	400	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	271,116
TOTAL MARKET OB/XF VALUE	2,722
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	296,338
SOH/AGL Deduction	0
ASSESSED VALUE	296,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,338
TOTAL JUST VALUE	296,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	301,263

SALE:2:1: 7 LOTS - 7 PARCELS

SALE:1:1: ALSO SEE ORB 837-677 (2 DEEDS-1 SALE)

LAND:1:1: 1.11 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048655	Roof Replacement	23,400	11/15/2023
12525	SFR	350	05/16/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0837/0678	3/24/1997	WD	Q	V		13,000
GRANTOR: MATTHEWS CONST & DANI						
GRANTEE: JEAN-FELERT CADET						
0802/1441	3/03/1995	WD	U	V	35	50,000
GRANTOR: CHARLES A & DIANNA PE						
GRANTEE: DANIEL CRAPPS & MAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W27 S9 D2 R2 L2 D2 FOP= W38 S4 E16 S4 E21 R3 U3 L2 U2 N3$ S3 D2 R2 D3 L3 W21 N4 W16 S37 E3 D2 R2 E5 R2 U2 E3 N1 E9 FOP= S6 E9 N6 W1 N5 W7 S5 W1$ E1 N5 E7 S5 E10 FGR= S17 E23 N22 W23 S5$ N5 E23 N48$.

LAND DESCRIPTION

TOTAL OB/XF 2,722

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	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 12/19/2023 BY JS Total Acres: 1.11 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/16/2026 BY SYS