LOT 49 OAKS OF LAKE CITY PHS 1

WD 1374-1238,

WALLER JAMES D/WALLER ALICIA E
217 SW UPSTAGE GLN
LAKE CITY, FL 32024

2027

18-5S-17-09280-149

BUILDING CHARACTERISTICS

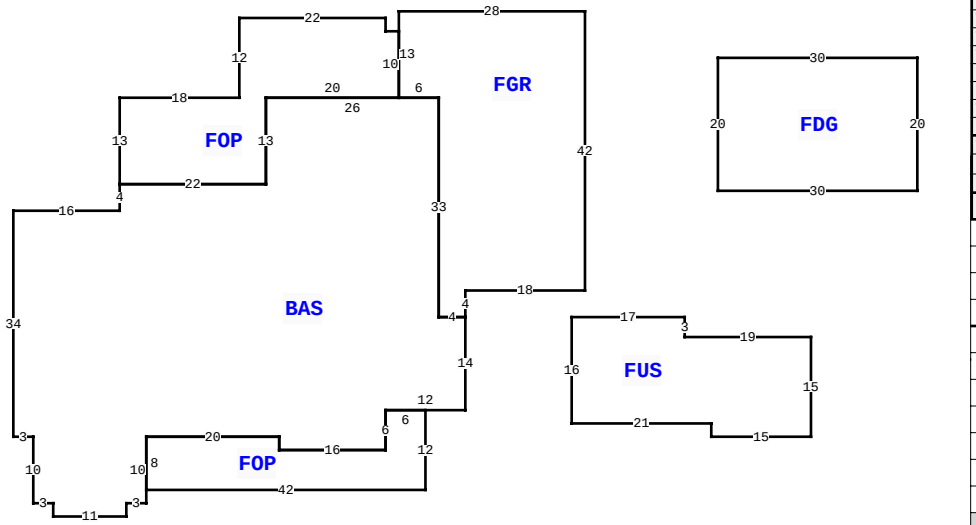
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18517.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,954	100		2,954	367,232
FDG	600	60		360	44,755
FGR	1,018	55		560	69,618
FOP	328	30		98	12,183
FOP	570	30		171	21,258
FUS	549	100		549	68,250
TOTALS	6,019			4,692	583,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,692	118.9650	130.86	613,995	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 3503 HX Base Yr 2021



217 SW UPSTAGE GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2024 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	583,295
TOTAL MARKET OB/XF VALUE	4,200
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	727,495
SOH/AGL Deduction	181,272
ASSESSED VALUE	546,223
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	494,812
TOTAL JUST VALUE	727,495
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	738,104

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40061	GENERATOR	0	06/29/2020
39001	STORAGE	0	12/09/2019
38140	GARAGE	333	05/20/2019
38049	SFR	1,841	04/29/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1374/1238	12/14/2018	WD	Q	V	01	54,500

GRANTOR: OAK OF LAKE CITY LLC

GRANTEE: JAMES D WALLER & AL

BUILDING NOTES

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2020		70	4,200	

BUILDING DIMENSIONS

BAS=[ORIG=80,30] E3 S10 E3 S2 E11 N2 E3 N10 E20 S2 E16 N6 E12 N14 W4 N33 W26 S13 W22 S4 W16 S34 $
FGR=[ORIG=166,-34] W28 S13 E6 S33 E4 N4 E18 N42 $
FDG=[ORIG=186,-27] S20 E30 N20 W30 $
FOP=[ORIG=96,-8] E22 N13 E20 N10 W2 N2 W22 S12 W18 S13 $
FUS=[ORIG=164,12] S16 E21 S2 E15 N15 W19 N3 W17 $
FOP=[ORIG=100,30] S8 E42 N12 W6 S6 W16 N2 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,200

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		PRD	0.00	0.00	1.00	LT		1.00	1.00	1.00	140,000.00	140,000.00	140,000							

REVIEW DATE 10/13/2020 BY BC Total Acres: 4.51 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 11/17/2026 BY SYS