LOT 9 BLOCK E SUWANNEE VALLEY ES
517-169, 1040-1907, WD 1065-2163

HABECK VERNON/HABECK JANE
166 NW AUSTIN WAY
LAKE CITY, FL 32055

2027

22-2S-16-01716-009

BUILDING CHARACTERISTICS

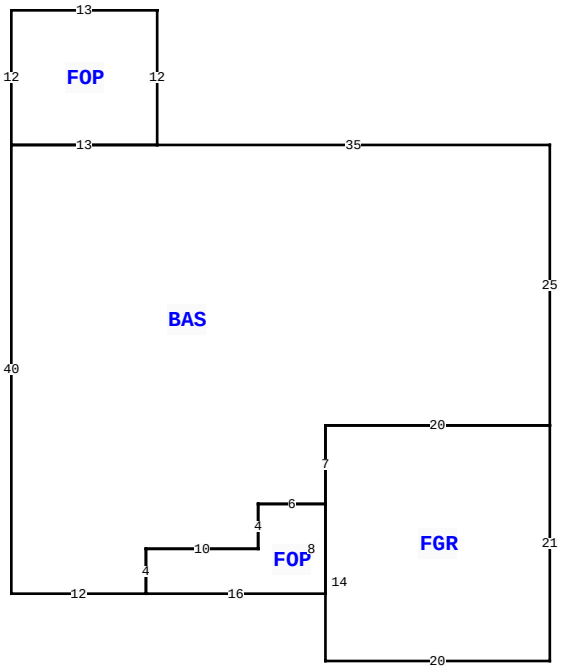
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,532	100		1,532	156,012
FGR	420	55		231	23,524
FOP	88	30		26	2,648
FOP	156	30		47	4,786
TOTALS	2,196			1,836	186,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,836	112.9000	124.19	228,013	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 0% - 2026 Heated Area: 1532 HX Base Yr



166 NW AUSTIN WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
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	868.00	UT	3.00	3.00	100	2007	2007	3	100	2,604	
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50	7.50	75	2008	2008	3	75	1,125	
3	0081	DECKING WI	0	0	0	0	1.00	UT	0.00	0.00	100	2023	2022		100	1,200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	186,971
TOTAL MARKET OB/XF VALUE	4,929
TOTAL LAND VALUE - MARKET	12,000
TOTAL MARKET VALUE	203,900
SOH/AGL Deduction	0
ASSESSED VALUE	203,900
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	203,900
TOTAL JUST VALUE	203,900
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	207,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1554/2142	11/20/2025	WD	Q	I	01	243,500
GRANTOR: HALE RHONDA L						
GRANTEE: HABECK VERNON						
1191/1340	3/23/2010	WD	Q	I	01	117,000
GRANTOR: BRYAN & HANNAH CLIVER						
GRANTEE: RHONDA L HALE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W35 FOP= N12 W13 S12 E13$ W13 S40 E12 FOP= E16 N8 W6 S4 W10 S4$ N4 E10 N4 E6 FGR= S14 E20 N21 W20 S7$ N7 E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,929

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	12,000.00	12,000.00	12,000							

REVIEW DATE 01/27/2026 BY TP Total Acres: 0.28 Total Land Value: 12,000 Market: 0 Agricultural: 0 Common: 12,000 PRINTED 11/17/2026 BY SYS