LOT 7 BLOCK A CEDAR ESTATES.
494-486, 641-449, 928-862, WD 94

ODOM COLBY WAYNE/ODOM VICTORIA ELIZABETH
289 SE CEDAR LOOP
LAKE CITY, FL 32025

2026

22-4S-17-08681-007

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

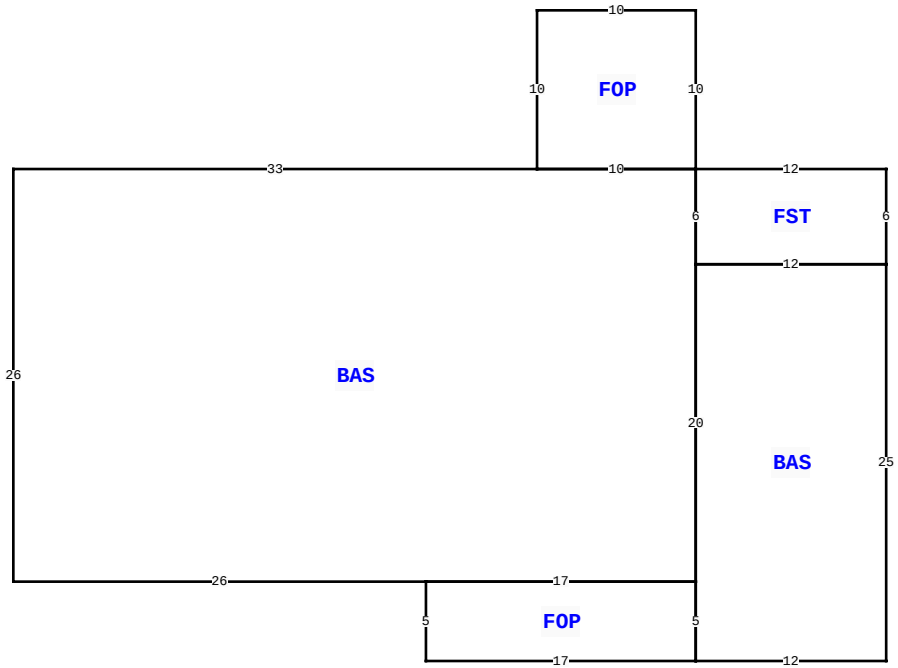
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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 02
NEIGHBORHOOD/LOC	22417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100		300	24,385
BAS	1,118	100		1,118	90,874
FOP	85	30		26	2,113
FOP	100	30		30	2,439
FST	72	55		40	3,251
TOTALS	1,675			1,514	123,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	109.6920	125.05	189,326	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2026 Heated Area: 1418 HX Base Yr



289 SE CEDAR LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	123,062
TOTAL MARKET OB/XF VALUE	1,400
TOTAL LAND VALUE - MARKET	22,000
TOTAL MARKET VALUE	146,462
SOH/AGL Deduction	0
ASSESSED VALUE	146,462
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	146,462
TOTAL JUST VALUE	146,462
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	137,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/919	1/10/2025	WD	Q	I	01	180,200
GRANTOR: DUKES MATTHEW						
GRANTEE: ODOM COLBY WAYNE						
1469/2160	5/31/2022	WD	U	I	11	100
GRANTOR: DUKES BARBARA C						
GRANTEE: DUKES MATTHEW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W33 S26 E26 FOP= S5 E17N5 W17$ E17 BAS= S5 E12 N25 W12 S20$ N20 FST= E12 N6 W12 S6$ N6 FOP= N10 W10 S10 E10$ W10$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	100	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2003	2003	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 1,400

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,000.00	22,000.00	22,000							

REVIEW DATE 05/22/2017 BY BC Total Acres: 0.55 Total Land Value: 22,000 Market: 0 Agricultural: 0 Common: 22,000 PRINTED 05/08/2026 BY SYS