COMM SE COR OF SW1/4 OF SW1/4,
RUN N 511.82 FT TO A PT ON N
R/W OF SW CATHERINE LN (EXIST-

WHITE JERYL DAVID/WHITE ELISABETH ANNE
631 SW CATHERINE LN
LAKE CITY, FL 32025-3632

2027

22-5S-17-09328-006

BUILDING CHARACTERISTICS

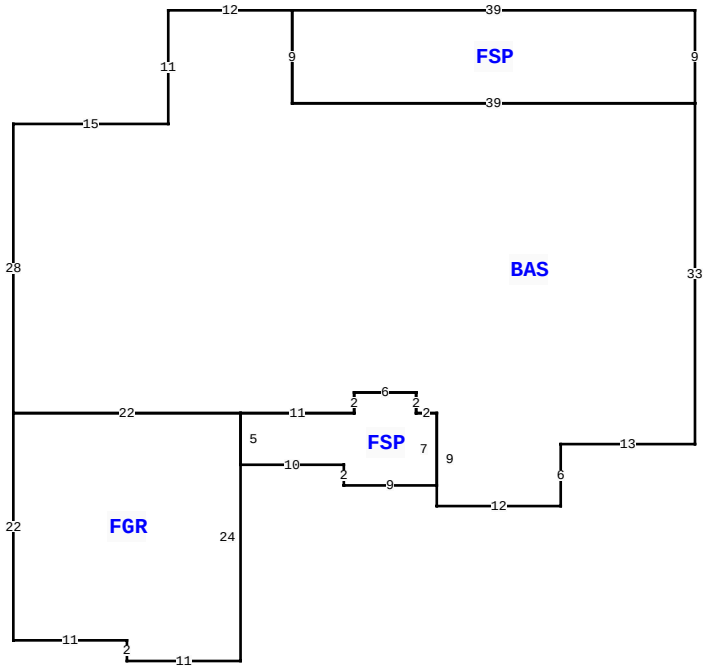
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,193	100		2,193	258,015
FGR	506	55		278	32,707
FSP	125	40		50	5,883
FSP	351	40		140	16,471
TOTALS	3,175			2,661	313,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,661	130.4380	143.48	381,800	2007	2007	0	0	0	18.00	82.00

1 SINGLE FAM 100% - 2019 Heated Area: 2193 HX Base Yr 2019



631 SW CATHERINE LN, LAKE CITY

BLD DATE		LGL DATE	05/06/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	100	2,000	
2	0166	CONC,PAVMT	0	100	0	0	509.00	UT	3.00	3.00	100	2007	2007	3	100	1,527	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	6,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	
5	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		313,076
TOTAL MARKET OB/XF VALUE		11,127
TOTAL LAND VALUE - MARKET		65,130
TOTAL MARKET VALUE		389,333
SOH/AGL Deduction		147,973
ASSESSED VALUE		241,360
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		189,949
TOTAL JUST VALUE		389,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051265	Roof Replacement	19,920	10/25/2024
25417	SFR	652	01/17/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1361/2646	6/04/2018	WD	Q	I	01	285,000
GRANTOR: JOHN M & MARIA B LARO						
GRANTEE: JERYL DAVID & ELISA						
1360/1535	5/18/2018	WD	U	I	11	100
GRANTOR: MICHAEL W ROBERTS						
GRANTEE: JOHN M & MARIA B LA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S11 W15 S28 FGR= S22 E11 S2 E11 N24 W22 $ E22 FSP= S5 E10 S2 E9 N7 W2 N2 W6 S2 W11$ E11 N2 E6 S2 E2 S9 E12 N6 E13 N33 FSP= N9 W39 S9 E39$ W39 N9$.

LAND DESCRIPTION

TOTAL OB/XF 11,127

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		A-1	0.00	0.00	5.01	AC		1.00	1.00	1.00	13,000.00	13,000.00	65,130							

REVIEW DATE 11/19/2024 BY jerry Total Acres: 5.01 Total Land Value: 65,130 Market: 0 Agricultural: 0 Common: 65,130 PRINTED 11/17/2026 BY SYS