BEG SE COR OF SW1/4 OF SW1/4, RU
N 14 DEG W 13.53 FT, N 348.58 FT
OF A CO RD, N 66 DEG E ALONG R/W

DEAN CARLA KAY HEEKE/DEAN JOSEPH NICHOLAS
632 SW CATHERINE LN
LAKE CITY, FL 32025

2027

22-5S-17-09329-001

BUILDING CHARACTERISTICS

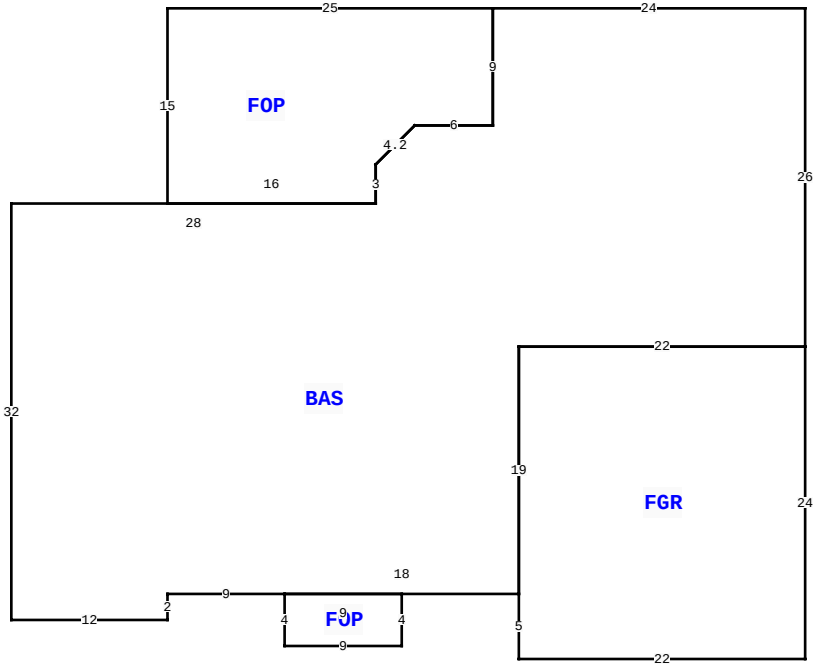
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
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	1,846	100		1,846	184,962
FGR	528	55		290	29,057
FOP	36	30		11	1,102
FOP	326	30		98	9,820
TOTALS	2,736			2,245	224,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,245	111.0780	122.19	274,317	2007	2007	0	0	0	18.00	82.00

3 SINGLE FAM 100% - 2018 Heated Area: 1846 HX Base Yr 2018



632 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	500.00	UT	3.00	3.00	100	2007	2007	3	100	1,500	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,000	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,000	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		224,940
TOTAL MARKET OB/XF VALUE		5,900
TOTAL LAND VALUE - MARKET		37,120
TOTAL MARKET VALUE		267,960
SOH/AGL Deduction		86,296
ASSESSED VALUE		181,664
TOTAL EXEMPTION VALUE	HX HB SX WX	106,411
BASE TAXABLE VALUE		75,253
TOTAL JUST VALUE		267,960
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000055552	Roof Replacement	17,755	04/24/2026
25763	SFR	587	05/02/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/2347	8/14/2026	WD	Q	I	01	383,000
GRANTOR: BOONE JANE						
GRANTEE: DEAN CARLA KAY HEEK						
1427/2435	12/01/2017	LE	U	I	14	100
GRANTOR: LONG MELVINF						
GRANTEE: BOONE JANE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W24 FOP= W25 S15 E16 N3 R3 U3 E6 N9$ S9 W6 D3 L3 S3 W28 S32 E12 N2 E9 FOP= S4 E9 N4 W9$ E18 FGR= S5 E22 N24 W22 S19$ N19 E22 N26$.

LAND DESCRIPTION

TOTAL OB/XF 5,900

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	2.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	37,120							

REVIEW DATE 08/24/2017 BY BC Total Acres: 2.32 Total Land Value: 37,120 Market: 0 Agricultural: 0 Common: 37,120 PRINTED 11/17/2026 BY SYS