THE N 202 FT BLOCK 51 & N1/3
BLOCK 52, MASON CITY, EX 0.82
AC DESC IN ORB 1168-1330.

LEE JOHN E/LEE CONSTANCE A
134 SW DISCOVERY PL
LAKE CITY, FL 32025

2026

22-5S-17-09340-035

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

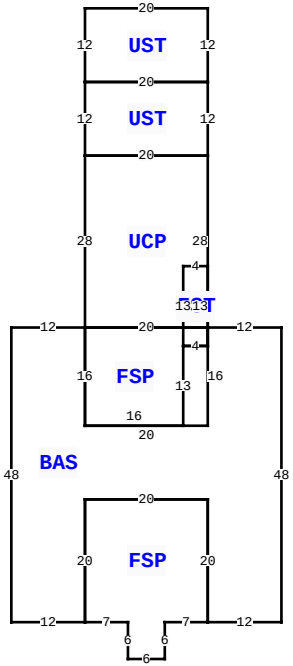
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	22517.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,392	100		1,392	108,178
FSP	268	40		107	8,315
FSP	436	40		174	13,522
FST	52	55		29	2,254
UCP	560	20		112	8,704
UST	240	45		108	8,393
UST	240	45		108	8,393
TOTALS	3,188			2,030	157,760

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,030	106.7468	119.56	242,707	1970	1970	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1997 Heated Area: 1392 HX Base Yr 1997



134 SW DISCOVERY PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		157,760
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		29,851
TOTAL MARKET VALUE		187,611
SOH/AGL Deduction		82,266
ASSESSED VALUE		105,345
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		53,934
TOTAL JUST VALUE		187,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,793

SALE:2:1: 1.43 ACRES

SALE:1:1: LEE HAS BEEN LIVING HERE FOR ALONG TIME

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0827/1559	7/30/1996	WD	U	I	09	5,000

GRANTOR: PEACOCK

GRANTEE: LEE ; LEE MOVED OLD

0733/0753	10/01/1990	AG	Q	V		10,000

GRANTOR: ERNEST PEACOCK

GRANTEE: JOHN LEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= E12 S16 E20 N16 UCP= N28UST= N12 UST= N12 W20 S12 E20$ W20 S12 E20$ W20 S28 E20$FSP= W20 S16 E16 N13 E4 FST= N13 W4 S13 E4$ N3$ E12 S48 W12 N20 W20 S20FSP= N20 E20 S20 W7 S6 W6 N6 W7$ W12 N48$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		00	0.00	0.00	1.43	AC		1.00	1.00	0.85	14,000.00	11,900.00	17,017							
2	0000	C	VAC RES	100			0.00	0.00	0.62	AC		1.00	1.00	1.38	15,000.00	20,700.00	12,834							

REVIEW DATE 08/22/2017 BY BC Total Acres: 2.05 Total Land Value: 29,851 Market: 0 Agricultural: 0 Common: 29,851 PRINTED 06/08/2026 BY SYS