COMM SW COR OF SW1/4 OF NE1/4, R
N 254.02 FT FOR POB, CONT N 210
210 FT, W 210 FT TO POB. (AKA LO

SAUSEDA LEON W
169 SW AUDREY WAY
LAKE CITY, FL 32025

2027

24-4S-16-03103-013

BUILDING CHARACTERISTICS

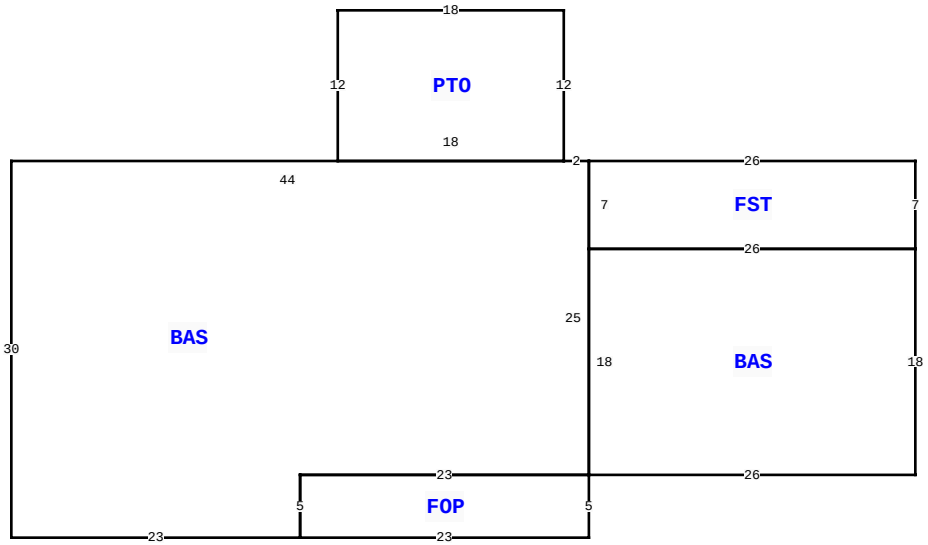
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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 06
NEIGHBORHOOD/LOC		24416.020 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	40,216
BAS	1,265	100		1,265	108,701
FOP	115	30		34	2,922
FST	182	55		100	8,593
PTO	216	5		11	945
TOTALS	2,246			1,878	161,377

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,878	120.1830	132.20	248,272	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2025 Heated Area: 1733 HX Base Yr



169 SW AUDREY WAY, LAKE CITY

BLD DATE		LGL DATE	04/03/2025 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	0166	CONC,PAVMT	0	0	18	47	846.00	UT	1.50	1.50	100	1993	1993	3	100	1,269	
2	0070	CARPORT UF	0	0	0	0	1.00	UT	1,000.00	1,000.00	50	1993	1993	3	50	500	
3	0296	SHED METAL	0	0	12	24	288.00	UT	5.00	5.00	100	1993	1993	3	100	1,440	
4	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
5	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	161,377
TOTAL MARKET OB/XF VALUE	3,909
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	200,286
SOH/AGL Deduction	0
ASSESSED VALUE	200,286
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,286
TOTAL JUST VALUE	200,286
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,215

LAND:1:1: 1.01 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/1604	12/03/2018	LE	U	I	14	100
GRANTOR: JOANNE T SAUSEDA						
GRANTEE: JOANNE T SAUSEDA (L						
0748/1100	7/17/1991	WD	Q	I		45,000
GRANTOR: GERALD SAUSEDA						
GRANTEE: JOYNER SAUSEDA						

BUILDING NOTES

BUILDING DIMENSIONS

FST= W26 BAS= W2 PTO= N12 W18 S12 E18$ W44 S30 E23 FOP= E 23 N5 W23 S5 $ N5 E23 BAS= E26 N18 W26 S18 $ N25 $ S7 E26 N7 $.

LAND DESCRIPTION

TOTAL OB/XF 3,909

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		A-1	210.00	210.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS