COMM SW COR OF SW1/4 OF NE1/4, R
N 463.93 FT FOR POB, RUN W 213.8
E 211.12 FT, S 206.41 FT TO POB.

STONE JANET
202 SW CHRIS TER
LAKE CITY, FL 32024

2026

24-4S-16-03103-017

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

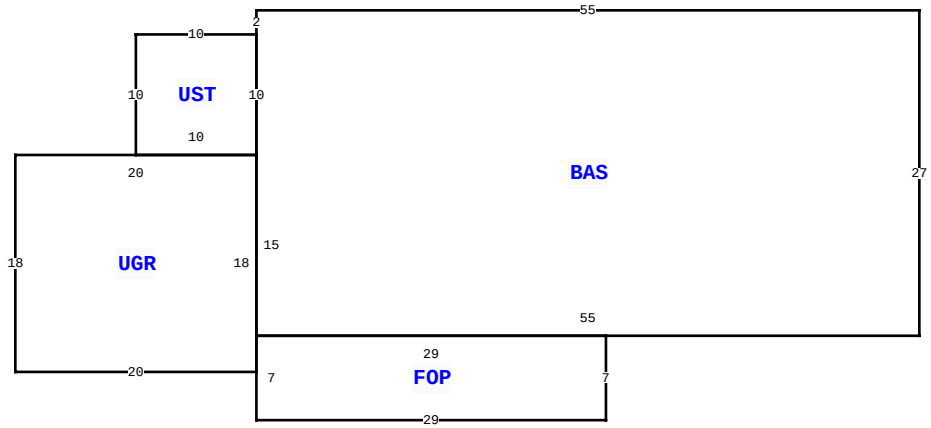
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,485	100		1,485	117,625
FOP	203	30		61	4,831
UGR	360	45		162	12,832
UST	100	45		45	3,565
TOTALS	2,148			1,753	138,854

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,753	106.8984	121.86	213,621	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 1485 HX Base Yr 2025



202 SW CHRIS TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		138,854
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		177,454
SOH/AGL Deduction		79,899
ASSESSED VALUE		97,555
TOTAL EXEMPTION VALUE	HX HB SX	97,555
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		177,454
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		175,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1537/2788	4/16/2025	LE	U	I	14	100
GRANTOR: STONE JANET (ENH LIFE						
GRANTEE: NICHOLS JENNIFER (R						
1537/2786	4/16/2025	QC	U	I	11	100
GRANTOR: NICHOLS JENNIFER						
GRANTEE: STONE JANET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W55 S2 UST= W10 S10 E10N10$ S10 UGR= W20 S18 E20 N18$ S15 FOP= S7 E29 N7 W29$ E55N27$.

EXTRA FEATURES

L N	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	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 3,600

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	210.00	216.00	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: 1.04 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 05/08/2026 BY SYS