LOT 4 BLOCK B WISE ESTATE S/D.
WD 1034-81, WD 1049-1036,

PLATT SABRINA
166 SW GARDNER TER
LAKE CITY, FL 32024

2027

24-4S-16-03113-124

BUILDING CHARACTERISTICS

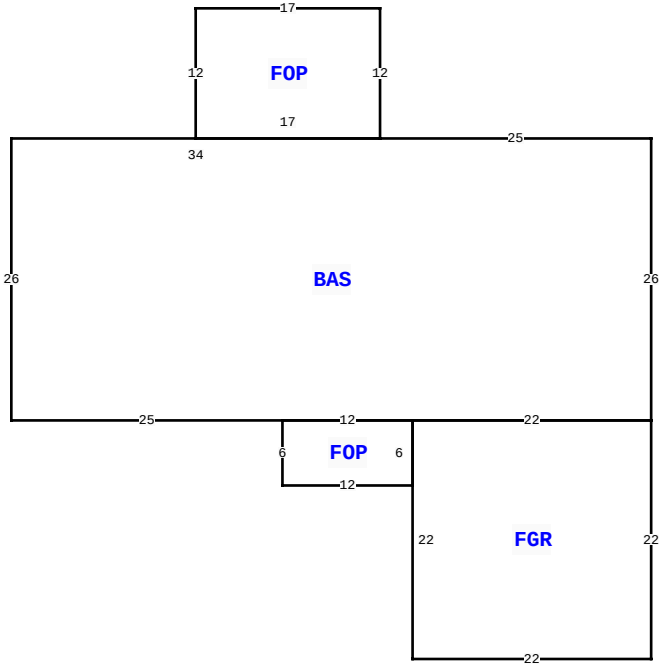
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
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	24416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,534	100		1,534	150,622
FGR	484	55		266	26,118
FOP	72	30		22	2,160
FOP	204	30		61	5,990
TOTALS	2,294			1,883	184,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,883	112.9940	124.29	234,038	2005	2005	0	0	0	21.00	79.00

1 SINGLE FAM 100% - 2011 Heated Area: 1534 HX Base Yr 2011



166 SW GARDNER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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	100	0	0	1,296.00	UT	2.00	2.00	100	2005	2005	3	100	2,592	
2	0280	POOL R/CON	0	100	0	0	336.00	UT	70.00	70.00	100	2006	2006	3	51	11,995	
3	0169	FENCE/WOOD	0	100	0	0	144.00	UT	10.00	10.00	75	2006	2006	3	75	1,080	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
5	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		184,890
TOTAL MARKET OB/XF VALUE		18,767
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		238,657
SOH/AGL Deduction		81,156
ASSESSED VALUE		157,501
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,090
TOTAL JUST VALUE		238,657
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		242,019

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044566	Roof Replacement	20,489	05/31/2022
23492	POOL	175	08/15/2005
22747	SFR	477	01/31/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1303/1265	10/09/2015	QC	U	I	11	100
GRANTOR: SABRINA PLATT SWEENY						
GRANTEE: SABRINA PLATT						
1198/2085	7/27/2010	WD	U	I	12	125,000
GRANTOR: REGIONS BANK DBA REGI						
GRANTEE: SABRINA SWEENY PLAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FOP= N12 W17 S12 E17$ W34 S26 E25 FOP= S6 E12 N6 W12$ E12 FGR= S22 E22 N22 W22$ E22 N26$.

LAND DESCRIPTION

TOTAL OB/XF 18,767

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 02/17/2025 BY JB Total Acres: 0.69 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/17/2026 BY SYS