LOT 33 BLOCK C WISE ESTATE S/D
WD 1017-499, 1041-2908.
WD 1062-1892, WD 1175-2502

MCGEE JENILE F
184 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-163

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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

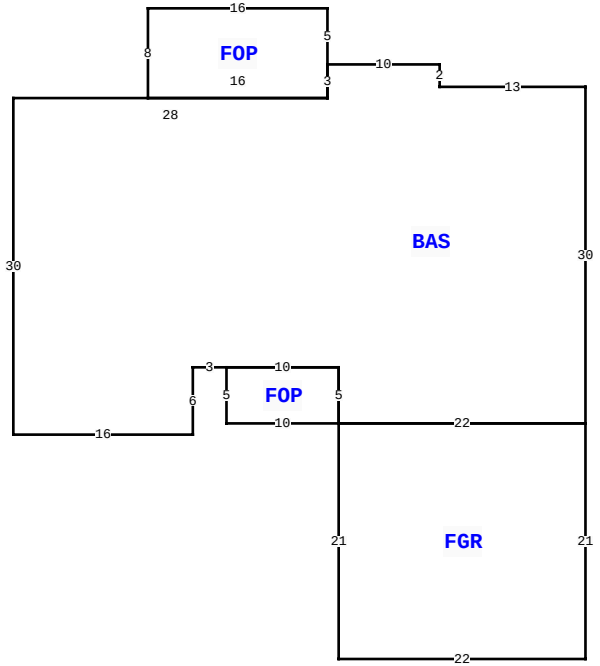
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,473	100		1,473	155,419
FGR	462	55		254	26,800
FOP	50	30		15	1,582
FOP	128	30		38	4,010
TOTALS	2,113			1,780	187,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,780	119.9000	131.89	234,764	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2010 Heated Area: 1473 HX Base Yr 2010



184 SW PLATEAU GLN, 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	1,376.00	UT	2.50	2.50	100	2005	2005	3	100	3,440	
2	0120	CLFENCE 4	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	187,811
TOTAL MARKET OB/XF VALUE	4,940
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	227,751
SOH/AGL Deduction	82,621
ASSESSED VALUE	145,130
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	93,719
TOTAL JUST VALUE	227,751
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,169

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050091	Roof Replacement	17,500	06/10/2024
23095	SFR	480	05/03/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1175/2502	6/22/2009	WD	Q	I	01	126,000
GRANTOR: RICHARD BARRERA						
GRANTEE: JENILE F MCGEE						
1062/1892	10/14/2005	WD	Q	I		171,900
GRANTOR: CADY HOMES						
GRANTEE: RICHARD BARREA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 N2 W10 FOP= N5 W16 S8 E16 N3$ S3 W28 S30 E16 N6 E3
FOP= S5 E10 N5 W10$ E10 S5 FGR= S21 E22 N21 W22 $ E22 N30$.

LAND DESCRIPTION

TOTAL OB/XF 4,940

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: 0.58 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS