

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

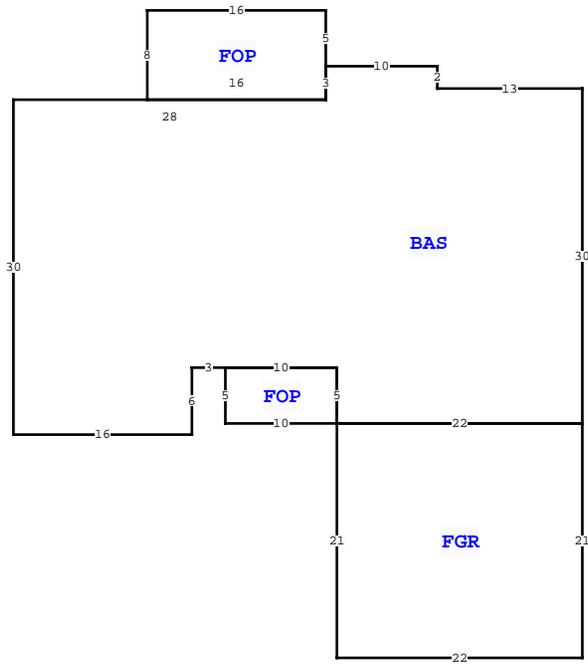
MC GEE JENILE F  
 184 SW PLATEAU GLN  
 LAKE CITY, FL 32024

**2026**

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

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	136.69	243,308	2005	2005	0	0	20.00	80.00		
1 SINGLE FAM 100% - 2010 Heated Area: 1473 HX Base Yr 2010													



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	161,075
FGR	462	55		254	27,775
FOP	50	30		15	1,640
FOP	128	30		38	4,155
TOTALS	2,113			1,780	194,646

184 SW PLATEAU GLN, LAKE CITY	BLD DATE	LGL DATE	04/14/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1,376.00	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	

TOTAL OB/XF														4,940			
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LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							

TOTAL OB/XF														4,940			
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 2				Tax Dist:	
BUILDING MARKET VALUE				194,646	
TOTAL MARKET OB/XF VALUE				4,940	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				234,586	
SOH/AGL Deduction				93,683	
ASSESSED VALUE				140,903	
TOTAL EXEMPTION VALUE				HX HB 51,411	
BASE TAXABLE VALUE				89,492	
TOTAL JUST VALUE				234,586	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				233,559	

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													
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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\$.													