LOT 37 BLOCK C WISE ESTATE S/D

WD 1018-2245, WD 1090-327, GRANT

MATTOX MICHAEL/MATTOX KAREN MICHELLE
269 SW PLATEAU GLEN
LAKE CITY, FL 32024

2027

24-4S-16-03113-167

BUILDING CHARACTERISTICS

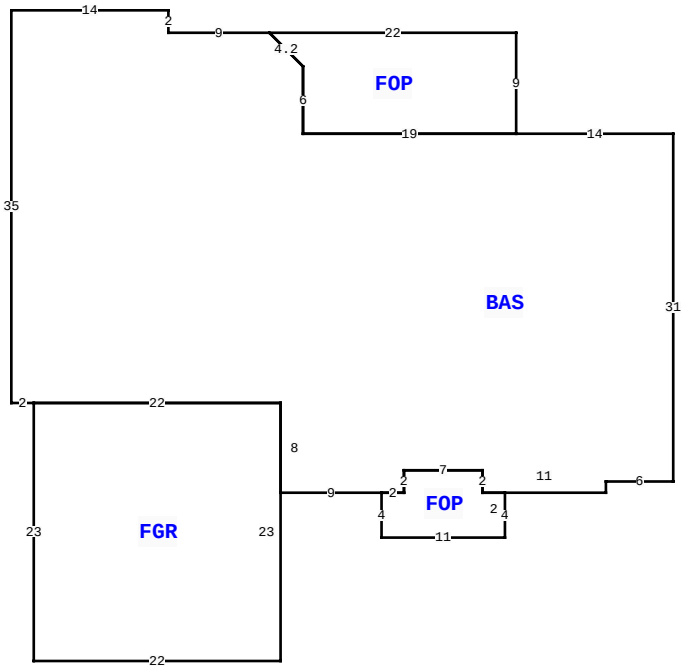
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
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	1,934	100		1,934	174,199
FGR	506	55		278	25,040
FOP	58	30		17	1,531
FOP	176	30		53	4,774
TOTALS	2,674			2,282	205,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,282	101.0934	111.20	253,758	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 100% - 2014 Heated Area: 1934 HX Base Yr 2014



269 SW PLATEAU GLN, LAKE CITY

BLD DATE		LGL DATE	04/14/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		205,544
TOTAL MARKET OB/XF VALUE		14,052
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		254,596
SOH/AGL Deduction		111,531
ASSESSED VALUE		143,065
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,654
TOTAL JUST VALUE		254,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000050153	Roof Replacement	14,400	06/20/2024
31955	STORAGE	132	05/14/2014
23825	SFR	611	11/07/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1256/2776	6/14/2013	WD	U	I	18	126,500
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: MICHAEL & KAREN MIC						
1241/1620	10/01/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT (LEMPK						
GRANTEE: JPMORGAN CHASE BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 FOP= N9 W22 D3 R3 S6 E19$ W19 N6 L3 U3 W9 N2 W14 S35 E2 FGR= S23 E22 N23 W22$ E22 S8 E9 FOP= S4 E11 N4 W2 N2 W7 S2 W2$ E2 N2 E7 S2 E11 N1 E6 N31$.

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	1,808.00	UT	3.00	3.00	50	2006	2006	3	50	2,712	
2	0296	SHED METAL	0	100	30	42	1,260.00	UT	9.00	9.00	100	2014	2014	3	100	11,340	

LAND DESCRIPTION

TOTAL OB/XF 14,052

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