LOT 39 BLOCK C WISE ESTATE S/D

WD 1037-2652, WD 1072-221.

O'HERN JOSEPH R
203 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-169

BUILDING CHARACTERISTICS

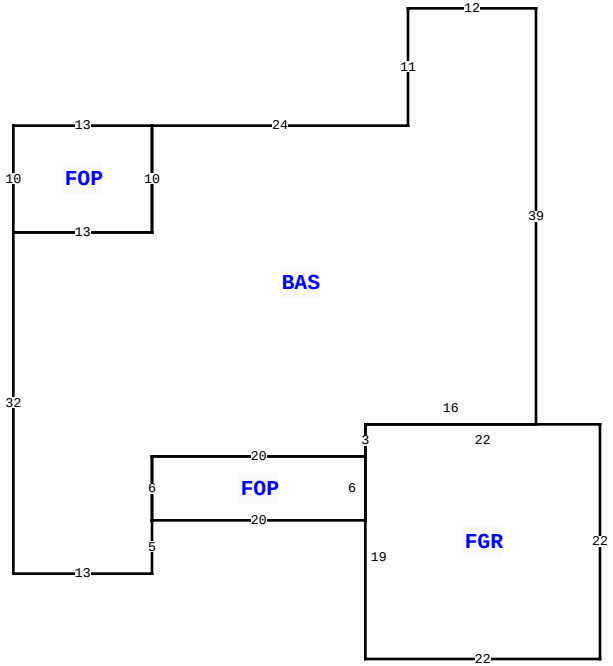
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	1,616	100		1,616	193,586
FGR	484	55		266	31,865
FOP	120	30		36	4,312
FOP	130	30		39	4,672
TOTALS	2,350			1,957	234,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	117.1002	128.81	252,081	2018	2018	0	0	0	7.00	93.00

1 SINGLE FAM 100% - 2019 Heated Area: 1616 HX Base Yr 2019



203 SW PLATEAU GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 MLU
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		234,435
TOTAL MARKET OB/XF VALUE		5,843
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		275,278
SOH/AGL Deduction		75,362
ASSESSED VALUE		199,916
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		148,505
TOTAL JUST VALUE		275,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,538

PERMIT NUM	DESCRIPTION	AMT	ISSUED
36406	SFR	836	03/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1368/1049	8/31/2018	WD	Q	I	01	179,900
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: JOSEPH R O'HERN						
1351/0903	1/08/2018	WD	Q	V	01	17,500
GRANTOR: PEDRO PEREZ						
GRANTEE: STANLEY CRAWFORD CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 S11 W24 FOP= W13 S10 E13 N10$ S10 W13 S32 E13 N5
FOP= E20 N6 W20 S6$ N6 E20 FGR= S19 E22 N22 W22 S3$ N3 E16
N39$.

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	1,797.00	UT	2.25	2.25	100	2018	2018	3	100	4,043	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,800	

LAND DESCRIPTION

TOTAL OB/XF 5,843

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