LOT 40 BLOCK C WISE ESTATE S/D
WD 1033-1094, W 1048-1542,
WD 1144-496, WD 1384-2625

MILES WENDY/TUCKER SIERRA
171 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-170

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	15	HARDTILE 100
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

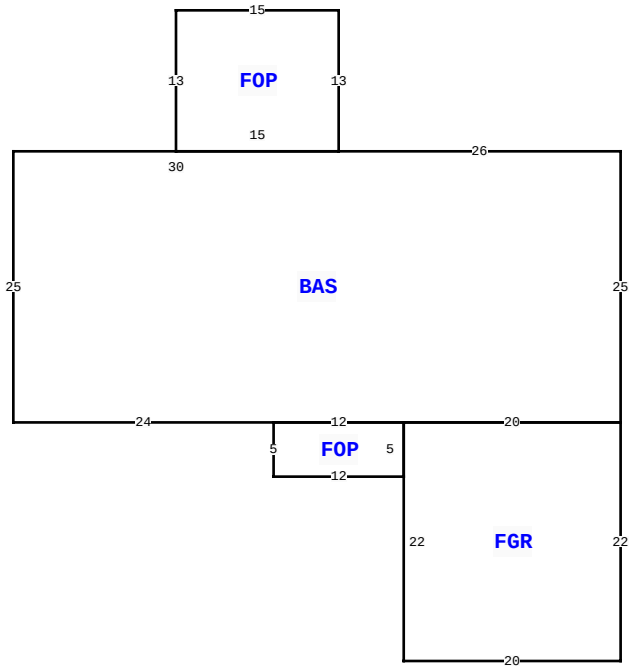
NEIGHBORHOOD/LOC 24416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,400	100		1,400	157,338
FGR	440	55		242	27,197
FOP	60	30		18	2,023
FOP	195	30		58	6,518
TOTALS	2,095			1,718	193,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,718	127.7100	140.48	241,345	2005	2005	0	0	0	20.00	80.00

1 SINGLE FAM 100% - 2020 Heated Area: 1400 HX Base Yr 2020



171 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	711.00	UT	2.00	2.00	100	2005	2005	3	100	1,422	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,800.00	2,800.00	100	2025	2024		100	2,800	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		193,076
TOTAL MARKET OB/XF VALUE		4,522
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		232,598
SOH/AGL Deduction		58,309
ASSESSED VALUE		174,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		122,878
TOTAL JUST VALUE		232,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,116

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047428	Roof Replacement	12,000	06/09/2023
22643	SFR	451	12/28/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1384/2625	5/13/2019	WD	Q	I	01	173,600
GRANTOR: WALTER A & MARY ANN L						
GRANTEE: WENDY MILES & SIERR						
1144/0496	2/26/2008	WD	Q	I		154,500
GRANTOR: DANIEL SAPTO YUWONO &						
GRANTEE: WALTER A & MARY ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 FOP= N13 W15 S13 E15$ W30 S25 E24 FOP= S5 E12 N5 W12$ E12 FGR= S22 E20 N22 W20$ E20 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,522

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