

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

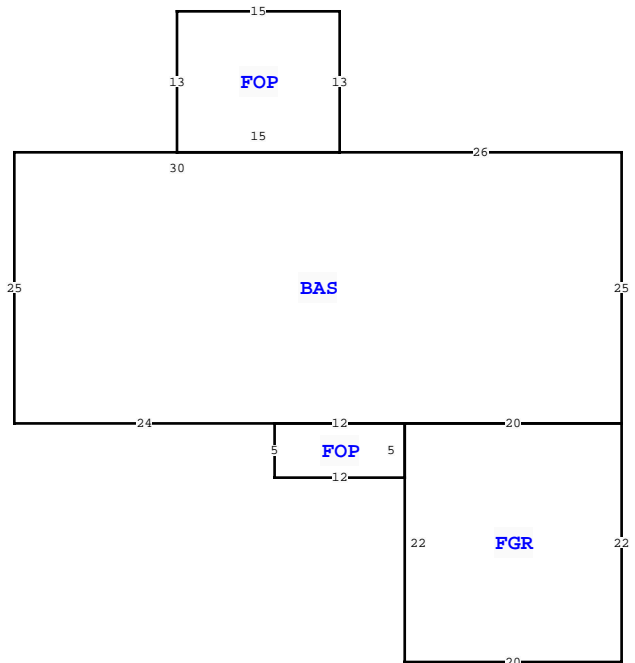
MILES WENDY/TUCKER SIERRA  
 171 SW PLATEAU GLN  
 LAKE CITY, FL 32024

**2026**

24-4S-16-03113-170  


ELEMENT	CD	BUILDING CHARACTERISTICS CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2020		245,743	2005	2005	0	0	20.00	80.00	Heated Area: 1400 HX Base Yr 2020	



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	160,205
FGR	440	55		242	27,693
FOP	60	30		18	2,060
FOP	195	30		58	6,637
TOTALS	2,095			1,718	196,594

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	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	

171 SW PLATEAU GLN, LAKE CITY										BLD DATE		LGL DATE			
										XF DATE		LAND DATE	04/14/2026	MLU	
										INC DATE		AG DATE			
TOTAL OB/XF														4,522	

LAND DESCRIPTION														TOTAL OB/XF										
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							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			196,594
TOTAL MARKET OB/XF VALUE			4,522
TOTAL LAND VALUE - MARKET			35,000
TOTAL MARKET VALUE			236,116
SOH/AGL Deduction			66,903
ASSESSED VALUE			169,213
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			117,802
TOTAL JUST VALUE			236,116
INCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,574

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	Q	I	01	173,600
GRANTOR: WALTER A & MARY ANN L						
GRANTEE: WENDY MILES & SIERRA						
1144/0496	2/26/2008	WD Q	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\$.