LOT 41 BLOCK C WISE ESTATE S/D.
WD 1037-2646, WD 1050-2379,

PARHAM RONALD A/PARHAM JENNY L
149 SW PLATEAU GLN
LAKE CITY, FL 32024

2027

24-4S-16-03113-171

BUILDING CHARACTERISTICS

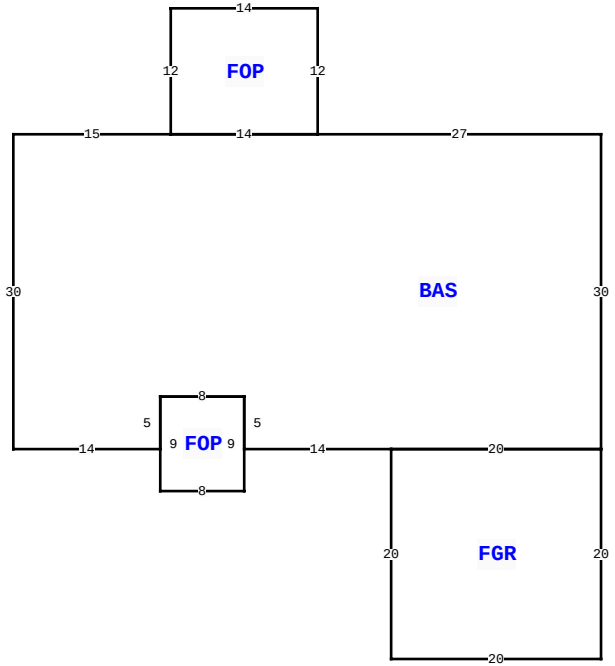
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
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	1,640	100		1,640	208,086
FGR	400	55		220	27,914
FOP	72	30		22	2,791
FOP	168	30		50	6,344
TOTALS	2,280			1,932	245,136

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	121.4220	133.56	258,038	2020	2020	0	0	0	5.00	95.00

1 SINGLE FAM 100% - 2021 Heated Area: 1640 HX Base Yr 2021



149 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	720.00	UT	2.25	2.25	100	2021	2020		100	1,620	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	2,500.00	2,500.00	100	2025	2024		100	2,500	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	245,136
TOTAL MARKET OB/XF VALUE	4,120
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	284,256
SOH/AGL Deduction	98,485
ASSESSED VALUE	185,771
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	134,360
TOTAL JUST VALUE	284,256
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	288,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40411	SFR	0	08/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1419/2376	9/17/2020	WD	Q	V	01	30,000
GRANTOR: TRENT GIEBEIG CONSTRU						
GRANTEE: RONALD A & JENNY L						
1360/1018	5/18/2018	WD	Q	V	01	16,000
GRANTOR: KENNY TOWNSEND						
GRANTEE: TRENT GIEBEIG CONST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=70,30] E14 N5 E8 S5 E14 E20 N30 W27 W14 W15 S30 $
FOP=[ORIG=84,34] E8 N9 W8 S9 $
FGR=[ORIG=106,50] E20 N20 W20 S20 $
FOP=[ORIG=85,0] E14 N12 W14 S12 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,120

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