COMM 1890.02 FT E OF NW COR OF S
OF NW1/4,RUN S 425.71 FT FOR POB
E 210 FT, S 222 FT, W 210 FT, N

HICKEY JOHN
1924 SW WESTER DR
LAKE CITY, FL 32024

2027

24-4S-16-03115-004

BUILDING CHARACTERISTICS

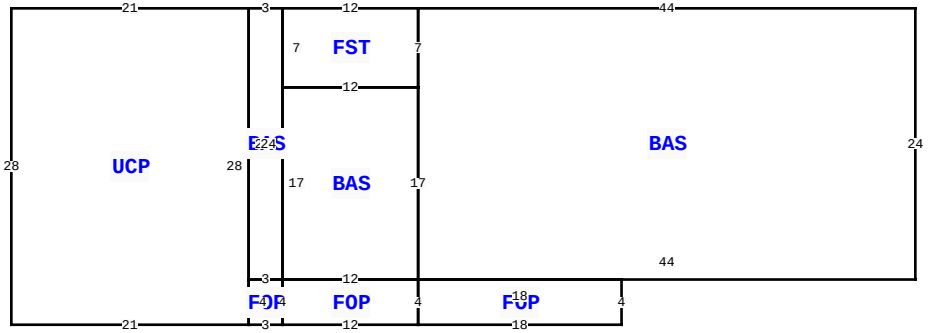
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	31	VINYL SID 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 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	72	100		72	1,786
BAS	204	100		204	5,061
BAS	1,056	100		1,056	26,197
FOP	12	30		4	99
FOP	48	30		14	347
FOP	72	30		22	546
FST	84	55		46	1,141
UCP	588	20		118	2,927
TOTALS	2,136			1,536	38,105

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,536	112.7610	124.04	190,525	1974	1974	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 2025 Heated Area: 1332 HX Base Yr



175 SW CODYS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	400	
3	0252	LEAN-TO W/	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	100	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	38,105
TOTAL MARKET OB/XF VALUE	1,700
TOTAL LAND VALUE - MARKET	12,305
TOTAL MARKET VALUE	52,110
SOH/AGL Deduction	0
ASSESSED VALUE	52,110
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	52,110
TOTAL JUST VALUE	52,110
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,801

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1533/334	10/28/2024	WD	U	I	11	100
GRANTOR: HICKEY PEGGY						
GRANTEE: HICKEY JOHN						
1490/1573	5/12/2023	WD	U	I	11	100
GRANTOR: TIMMERMAN-REGISTER JO						
GRANTEE: HICKEY PEGGY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W44 FST= W12 BAS= W3 UCP= W21 S28 E21 N28$ S24 FOP= S4 E3 N4 W3$ E3 N24$ S7 E12 N7$ S7 BAS= W12 S17 FOP= S4 E12 N4 W12$ E12 N17$ S17 FOP= S4 E18N4 W18$ E44 N24$.

LAND DESCRIPTION

TOTAL OB/XF 1,700

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	0		A-1	0.00	0.00	1.07	AC		1.00	1.00	1.00	11,500.00	11,500.00	12,305							

REVIEW DATE 02/25/2025 BY KS Total Acres: 1.07 Total Land Value: 12,305 Market: 0 Agricultural: 0 Common: 12,305 PRINTED 11/17/2026 BY SYS