COMM SE COR OF SW1/4, RUN N 772.
FOR POB, CONT N 172.51 FT, W 191
S 172.50 FT, E 190.63 FT TO POB.

BLOCKER SCOTT H/BLOCKER TERRI C
493 SW ANGELA TER
LAKE CITY, FL 32024

2027

24-4S-16-03116-005

BUILDING CHARACTERISTICS

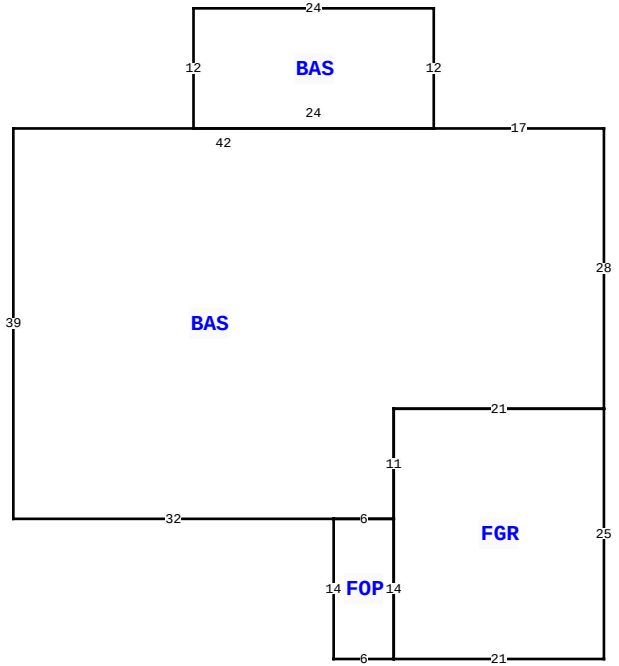
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 90
Interior Floo	13	LAM/VNLPLK 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100		288	27,125
BAS	2,070	100		2,070	194,963
FGR	525	55		289	27,219
FOP	84	30		25	2,355
TOTALS	2,967			2,672	251,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,672	131.7316	144.90	387,173	1979	1979	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2022 Heated Area: 2358 HX Base Yr 2022



493 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0130	CLFENCE 5	0	100	34	5	170.00	UT	7.50	7.50	100	2006	2006	3	100	1,275	
4	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	25	2006	2006	3	25	150	
5	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100	2007	2007	3	54	9,072	
6	0282	POOL ENCL	0	100	20	35	700.00	UT	15.00	15.00	100	2007	2007	3	40	4,200	
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,200	
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 19,397

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-1	173.00	190.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/18/2025 BY JB Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,662
TOTAL MARKET OB/XF VALUE		20,797
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		294,959
SOH/AGL Deduction		30,168
ASSESSED VALUE		264,791
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		213,380
TOTAL JUST VALUE		294,959
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,545

LAND:1:1: 0.76 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
26339	POOL	40	10/18/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1449/1959	10/04/2021	WD	Q	I	01	252,000
GRANTOR: WAELBROECK LAURA A						
GRANTEE: BLOCKER SCOTT H						
1255/0433	5/17/2013	TR	Q	I	01	130,000
GRANTOR: KYL SOO ANNE NINNEMAN						
GRANTEE: LAURA WAELBROECK &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 BAS= N12 W24 S12 E24$ W42 S39 E32 FOP= S14 E6 N14 W6$E6 FGR= S14 E21 N25 W21 S11$ N11 E21 N28$.

COMM SE COR OF SW1/4, RUN N 772.
FOR POB, CONT N 172.51 FT, W 191
S 172.50 FT, E 190.63 FT TO POB.

BLOCKER SCOTT H/BLOCKER TERRI C
493 SW ANGELA TER
LAKE CITY, FL 32024

2027

24-4S-16-03116-005

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	24416.030 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
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COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 — 2

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0070	CARPORT UF	0	100	0	0	1.00	UT	1,400.00	1,400.00	100	2025	2024		100	1,400	

TOTAL OB/XF 1,400

LAND DESCRIPTION

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

REVIEW DATE 02/18/2025 BY JB Total Acres: 0.75 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS