

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

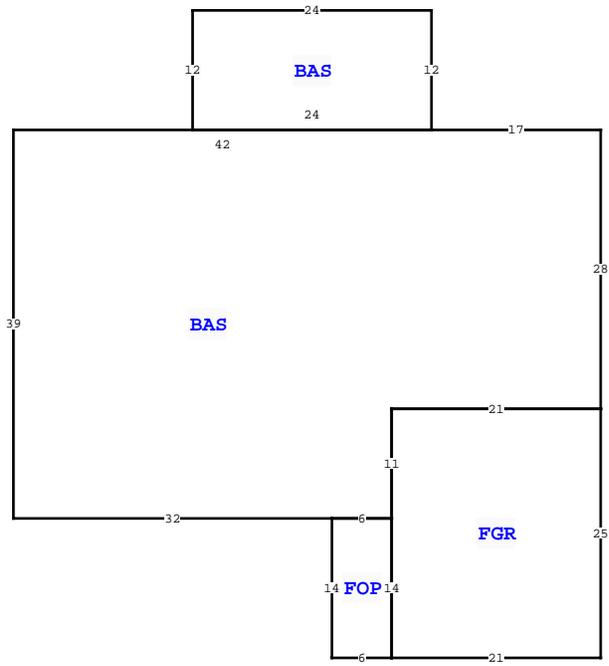
2026

24-4S-16-03116-005



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	100
Roof Structur	08	IRREGULAR	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	15	HARDTILE	90
Interior Floor	13	LAM/VNLPK	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
BAS	288	100	
BAS	2,070	100	
FGR	525	55	
FOP	84	30	
TOTALS	2,967		

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	150.17	401,254	1979	1979	0	0	35.00	65.00
1 SINGLE FAM 100% - 2022 Heated Area: 2358 HX Base Yr 2022											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			260,815
TOTAL MARKET OB/XF VALUE			20,797
TOTAL LAND VALUE - MARKET			22,500
TOTAL MARKET VALUE			304,112
SOH/AGL Deduction			47,033
ASSESSED VALUE			257,079
TOTAL EXEMPTION VALUE	HX HB		51,411
BASE TAXABLE VALUE			205,668
TOTAL JUST VALUE			304,112
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			300,217

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 &						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100
3	0130	CLFENCE 5	0	100	34	5	170.00	UT	7.50	7.50	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	600.00	600.00	25
5	0280	POOL R/CON	0	100	10	24	240.00	UT	70.00	70.00	100
6	0282	POOL ENCL	0	100	20	35	700.00	UT	15.00	15.00	100
7	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
8	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100

TOTAL OB/XF											
19,397											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1173.00	190.00	1.00	LT	

BUILDING NOTES											
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\$.											

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\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	0100	C	SFR	100		RSF	1173.00	190.00	1.00	LT	

