COMM SE COR OF SE1/4 OF SW1/4, R
R/W ANGELA ST, N 308.83 FT FOR P
FT, N 170.76 FT, E 170 FT, S 170

MATTHEWS HEATHER
402 SW ANGELA TER
LAKE CITY, FL 32024

2027

24-4S-16-03116-026

BUILDING CHARACTERISTICS

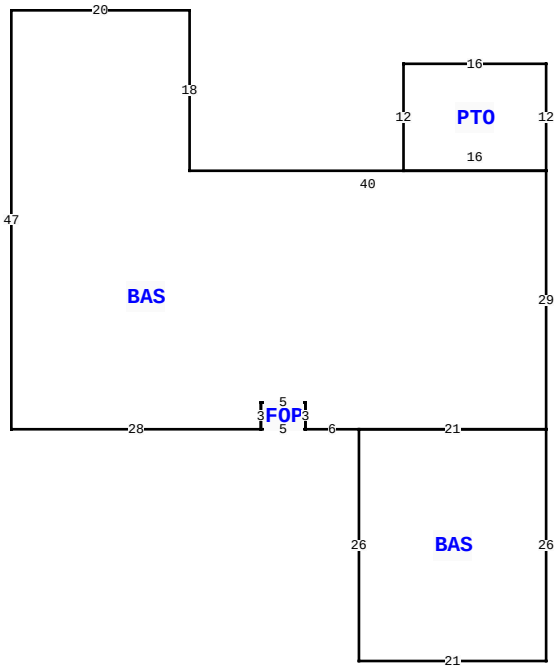
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	02	WALL BD/WD 30
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	24416.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	546	100		546	40,775
BAS	2,085	100		2,085	155,705
FOP	15	30		4	299
PTO	192	5		10	747
TOTALS	2,838			2,645	197,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,645	104.4480	114.89	303,884	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2631 HX Base Yr



402 SW ANGELA TER, 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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,600	
4	0070	CARPORT UF	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	1,200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	197,525
TOTAL MARKET OB/XF VALUE	4,300
TOTAL LAND VALUE - MARKET	25,000
TOTAL MARKET VALUE	226,825
SOH/AGL Deduction	0
ASSESSED VALUE	226,825
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	226,825
TOTAL JUST VALUE	226,825
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	230,418

LAND:1:1: 0.67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056316	Remodel	22,263	08/12/2026
000052160	Roof Replacement	19,000	01/27/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1496/2533	8/14/2023	QC	U	I	11	100

GRANTOR: RIPPLE JUDITH A

GRANTEE: MATTHEWS HEATHER

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N12 W16 S12 E16$ BAS= W40 N18 W20 S47 E28 FOP= E5 N3 W5 S3$ N3 E5 S3 E6 BAS= S26 E21 N26 W21$ E21 N29$.

LAND DESCRIPTION

TOTAL OB/XF 4,300

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		RSF-1	171.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 03/04/2025 BY jerry Total Acres: 0.67 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS