

COMM SW COR SEC, RUN N 473.09 FT  
FOR POB, RUN N 194.02 FT, E 1033  
S 137.24 FT, W 194.69 FT, S 50 F

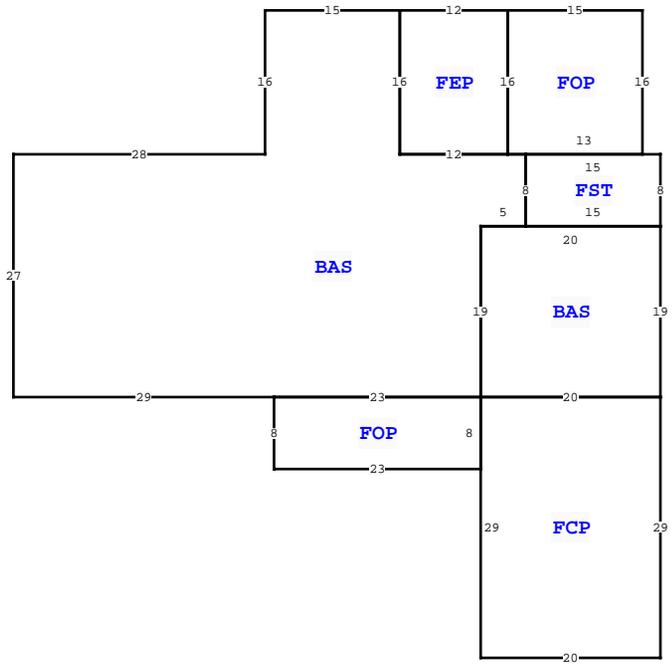
WALTRIP DOROTHY F  
219 SW JACK GLN  
LAKE CITY, FL 32024

**2026**

24-4S-16-03116-048

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 50	
Exterior Wall	19	COMMON BRK 50	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 90	
Interior Floor	08	SHT VINYL 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	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
BAS	380	100	
BAS	1,684	100	
FCP	580	25	
FEP	192	80	
FOP	184	30	
FOP	240	30	
FST	120	55	
TOTALS	3,380		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,556	106.1340	118.87	303,832	1978	1978	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0													
Heated Area: 2064 HX Base Yr													



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	308,934			
TOTAL MARKET OB/XF VALUE	17,836			
TOTAL LAND VALUE - MARKET	41,248			
TOTAL MARKET VALUE	368,018			
SOH/AGL Deduction	148,541			
ASSESSED VALUE	219,477			
TOTAL EXEMPTION VALUE	98 HX HB		219,477	
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	368,018			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	369,782			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048551	Roof Replacement	8,150	11/01/2023
15691	SFR	170	06/24/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1973	12/19/2024	LE	U	I	14	100
GRANTOR: WALTRIP DOROTHY F (EN)						
GRANTEE: STEPHENS SHAWN ALLA						
0802/2184	3/10/1995	WD	U	V	12	7,000
GRANTOR: BRUNO & RETA N KRECIO						
GRANTEE: CLINTON E & DOROTHY						

EXTRA FEATURES																	
L N	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	0	0	3	100	500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1978	1978	3	40	14,336	
4	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	

TOTAL OB/XF														17,836										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	252.00	225.00	2.00	LT		1.00	1.00	0.90	22,500.00	20,250.00	40,500							
2	9600	C	WASTELAND	100		00	0.00	0.00	1.90	AC		1.00	1.00	1.00	175.00	175.00	332							
3	9600	C	WASTELAND	100		00	0.00	0.00	2.38	AC		1.00	1.00	1.00	175.00	175.00	416							

BUILDING NOTES													
BLD DATE													
XF DATE													
INC DATE													
LGL DATE													
LAND DATE													
AG DATE													
04/21/2023 MLU													

BUILDING DIMENSIONS													
BAS= W15 S16 W28 S27 E29 FOP= S8E23 N8 W23\$ E23 FCP= S29 E20 N29 W20\$ BAS= E20 N19 W20 S19\$ N19 E5 FST= E15 N8 W15S8\$ N8 FOP= E13 N16W15 S16 E2\$W2 FEP= N16 W12 S16 E12\$ W12 N16\$.													

REVIEW DATE 02/18/2025 BY ks																								
Total Acres: 5.58					Total Land Value: 41,248					Market: 0					Agricultural: 0					Common: 41,248				

