COMM SE COR OF SW1/4 OF SW1/4,
RUN N 523 FT, W 194.69 FT, S
50 FT, W 445 FT TO NW COR LOT

FEDAK DOROTHY C
195 SW JACK GLN
LAKE CITY, FL 32024

2027

24-4S-16-03116-049

BUILDING CHARACTERISTICS

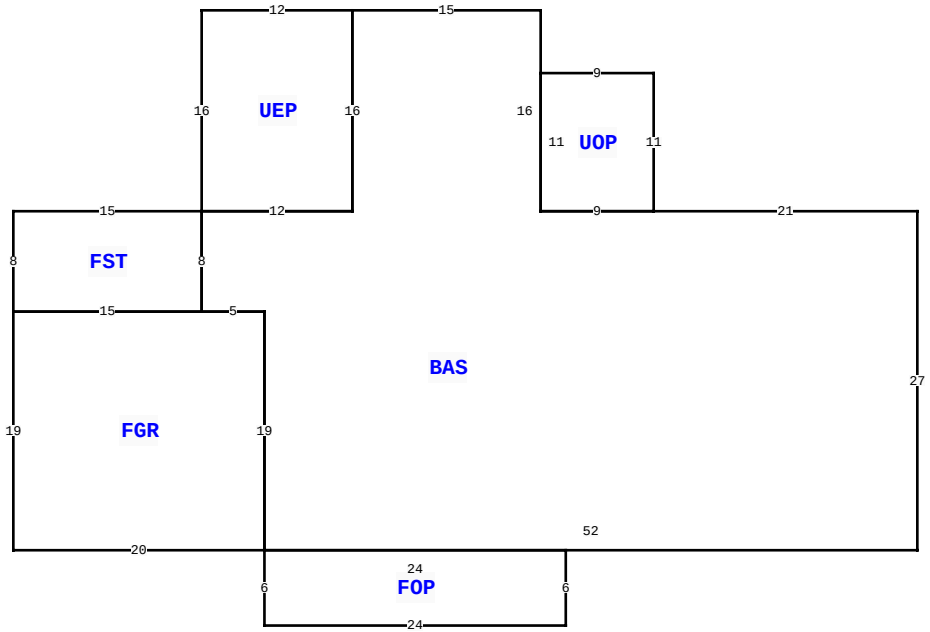
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100		1,684	136,847
FGR	380	55		209	16,984
FOP	144	30		43	3,494
FST	120	55		66	5,363
UEP	192	60		115	9,345
UOP	99	20		20	1,625
TOTALS	2,619			2,137	173,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,137	113.6520	125.02	267,168	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2027 Heated Area: 1684 HX Base Yr



195 SW JACK GLN, 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	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,200	
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	10	12	120.00	UT	5.00	5.00	100	1993	1993	3	100	600	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	173,659
TOTAL MARKET OB/XF VALUE	3,300
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	199,459
SOH/AGL Deduction	0
ASSESSED VALUE	199,459
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,459
TOTAL JUST VALUE	199,459
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,612

LAND:1:1: 0.77 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31445	MAINT/ALTR	30	09/12/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1154/1084	7/11/2008	LE	Q	I	01	100
GRANTOR: DOROTHY FEDAK(LIFE ES						
GRANTEE: DOROTHY FEDAK TRUST						
0605/0728	10/01/1986	WD	Q	I		64,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 UOP= N11 W9 S11 E9$ W9 N16 W15 UEP= W12 S16 E12 N16$ S16 W12 FST= W15S8 E15 N8$ S8 FGR= W15 S19 E20 N19 W5$ E5S19 FOP= S6 E24 N6 W24$ E52N27$.

LAND DESCRIPTION

TOTAL OB/XF 3,300

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	148.00	225.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/18/2025 BY KS Total Acres: 0.76 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS