COMM NE COR OF NW1/4 OF NW1/4,
RUN S 2002.56 FT FOR POB, CONT
S 637.69 FT TO N R/W CR-18,

LEE WILLIAM C/LEE TOBYN TP
2019 SE CR 18
LAKE CITY, FL 32024

2027

24-6S-17-09767-009

BUILDING CHARACTERISTICS

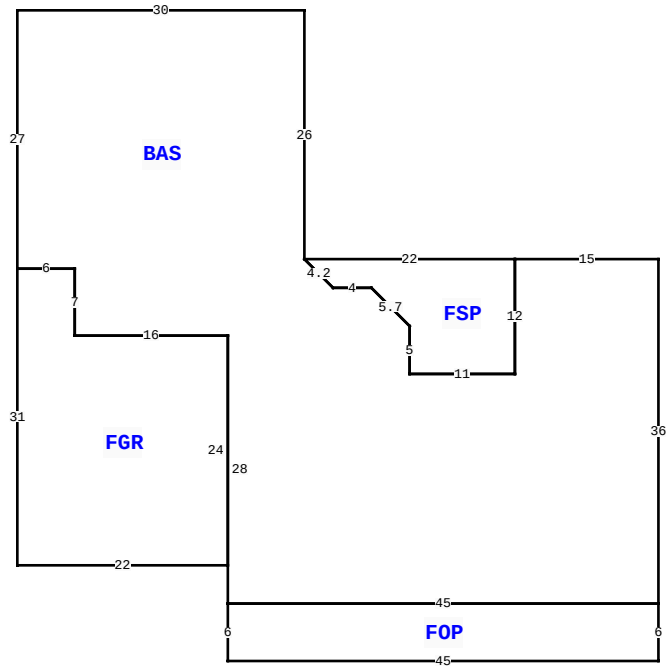
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	24617.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,366	100		2,366	251,185
FGR	570	55		314	33,336
FOP	270	30		81	8,599
FSP	169	40		68	7,219
TOTALS	3,375			2,829	300,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,829	126.9884	139.69	395,183	2001	2001	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2002 Heated Area: 2366 HX Base Yr 2002



2019 SE COUNTY ROAD 18 , LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	100	0	0	626.00	UT	1.50	1.50	100	2001	2001	3	100	939	
2	0030	BARN,MT	0	100	30	40	1,200.00	UT	10.00	10.00	100	2005	2005	3	100	12,000	
3	0120	CLFENCE 4	0	100	40	10	400.00	UT	4.50	4.50	100	2005	2005	3	100	1,800	
4	0280	POOL R/CON	0	100	0	0	505.00	UT	70.00	70.00	100	2006	2006	3	51	18,029	
5	0282	POOL ENCL	0	100	32	47	1,504.00	UT	12.00	12.00	100	2007	2007	3	40	7,219	
6	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		300,339
TOTAL MARKET OB/XF VALUE		40,287
TOTAL LAND VALUE - MARKET		88,528
TOTAL MARKET VALUE		429,154
SOH/AGL Deduction		144,927
ASSESSED VALUE		284,227
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		232,816
TOTAL JUST VALUE		429,154
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		434,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053787	Roof Replacement	20,000	08/06/2025
25614	POOL ENCL	90	03/14/2007
24701	POOL	220	06/30/2006
17627	SFR	406	11/08/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0912/1356	10/12/2000	WD	Q	V		32,000
GRANTOR: JACOB & AMANDA BROWN						
GRANTEE: WILLIAM & TOBYN LEE						
0891/0995	11/05/1999	WD	Q	V		32,000
GRANTOR: MEANS JR TRUSTEE ETAL						
GRANTEE: JACOB & AMANDA BROW						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S27 FGR= S31 E22 N24 W16 N7 W6$ E6 S7 E16 S28 FOP= S6 E45 N6 W45$ E45 N36 W15 FSP= W22 D3 R3 E4 R4 D4 S5 E11 N12$ S12 W11 N5 U4 L4 W4 L3 U3 N26$.

LAND DESCRIPTION

TOTAL OB/XF 40,287

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		A-1	0.00	0.00	10.06	AC		1.00	1.00	0.80	11,000.00	8,800.00	88,528							

REVIEW DATE 10/14/2025 BY chuck Total Acres: 10.06 Total Land Value: 88,528 Market: 0 Agricultural: 0 Common: 88,528 PRINTED 11/16/2026 BY SYS