LOT 4 HICKORY COVE.
WD 1157-149, WD 1254-2259,
WD 1290-2705, WD 1323-2013,

CHEATHAM ANGELA MICHELLE
171 SW ASHEVILLE WAY
LAKE CITY, FL 32024

2027

25-4S-16-03124-104

BUILDING CHARACTERISTICS

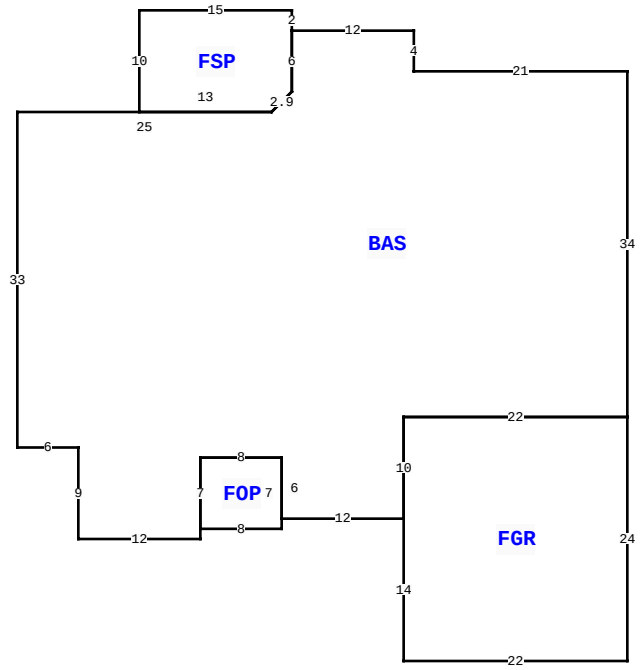
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,296	100		2,296	244,681
FGR	528	55		290	30,905
FOP	56	30		17	1,812
FSP	148	40		59	6,288
TOTALS	3,028			2,662	283,686

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,662	108.8564	119.74	318,748	2014	2014	0	0	0	11.00	89.00

1 SINGLE FAM 100% - 2017 Heated Area: 2296 HX Base Yr 2017



171 SW ASHEVILLE WAY, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
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	920.00	UT	2.00	2.00	100	2014	2014	3	100	1,840	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		283,686
TOTAL MARKET OB/XF VALUE		1,840
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		304,026
SOH/AGL Deduction		145,168
ASSESSED VALUE		158,858
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,447
TOTAL JUST VALUE		304,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,190

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31033	SFR	699	05/13/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1323/2013	10/10/2016	WD	Q	I	01	189,000
GRANTOR: DALE E & CONNIE M NAI						
GRANTEE: ANGELA MICHELLE CHE						
1290/2705	3/02/2015	WD	Q	I	01	184,000
GRANTOR: STANLEY CRAWFORD CONS						
GRANTEE: DALE E & CONNIE M N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N4 W12 FSP= N2 W15 S10 E13 R2 U2 N6$ S6 D2 L2 W25 S33 E6 S9 E12 N1 FOP= E8 N7 W8 S7$ N7 E8 S6 E12 FGR= S14 E22 N24 W22 S10$ N10 E22 N34$.

LAND DESCRIPTION

TOTAL OB/XF 1,840

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 07/07/2019 BY BC Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/17/2026 BY SYS