COMM NE COR, RUN W 33 FT TO W R/
411.11 FT, W 408.55 FT FOR POB,
TO N LINE OF A RD, W 200 FT, N 1

HESTON RICHARD P/HESTON PEGGY J
195 SW BILLOWING GLN
LAKE CITY, FL 32024

2027

25-4S-16-03152-013

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 80
Exterior Wall	08	WD OR PLY 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	06	VINYL ASB 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		4 100
Bathrooms		2 100
Frame		N/A 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

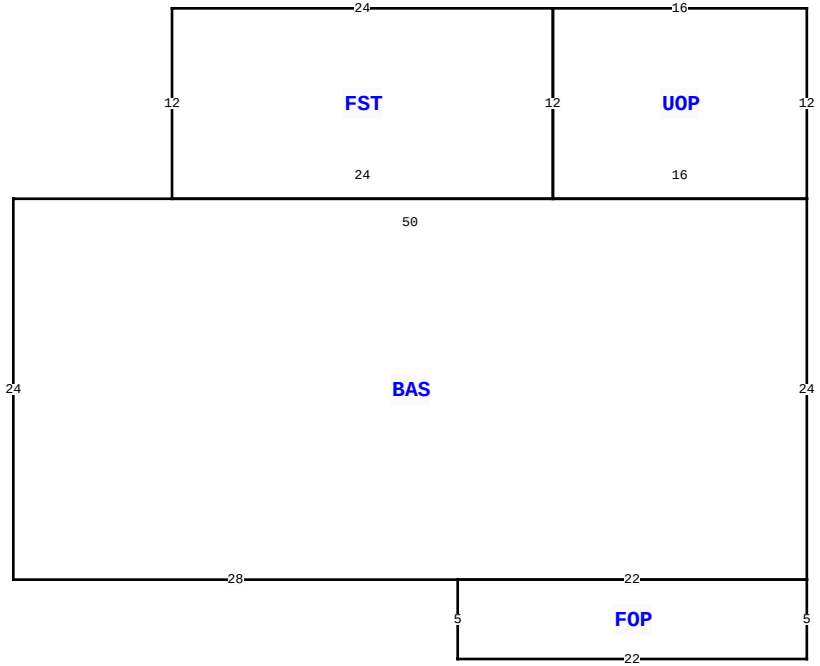
NEIGHBORHOOD/LOC 25416.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100		1,200	87,516
FOP	110	30		33	2,407
FST	288	55		158	11,523
UOP	192	20		38	2,772
TOTALS	1,790			1,429	104,217

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	102.0000	112.20	160,334	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1200 HX Base Yr



195 SW BILLOWING GLN, LAKE CITY

BLD DATE		LGL DATE	
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	0040	BARN,POLE	0	100	12	16	192.00	UT	2.50	2.50	70	1993	1993	3	70	336	
2	0285	SALVAGE	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	50	
3	0294	SHED WOOD/	0	100	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		104,217
TOTAL MARKET OB/XF VALUE		686
TOTAL LAND VALUE - MARKET		13,000
TOTAL MARKET VALUE		117,903
SOH/AGL Deduction		46,620
ASSESSED VALUE		71,283
TOTAL EXEMPTION VALUE	HX HB SX	71,283
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		117,903
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W50 S24 E28 FOP= S5 E22 N5 W22$ E22 N24$ UOP= N12 W16
FST= W24 S12 E24 N12$ S12 E16$.

LAND DESCRIPTION

TOTAL OB/XF 686

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		*RSFMH	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000							

REVIEW DATE 06/25/2019 BY BC Total Acres: 1.00 Total Land Value: 13,000 Market: 0 Agricultural: 0 Common: 13,000 PRINTED 11/17/2026 BY SYS