BEG 230.01 FT N OF INTERS E LINE
NW1/4 & N R/W SR-242, RUN W 176.
E 178.46 FT, S 230.01 FT TO POB.

WITT CINDY W
171 SW ANGELA TERR
LAKE CITY, FL 32024

**2027**

**25-4S-16-03153-003**

## BUILDING CHARACTERISTICS

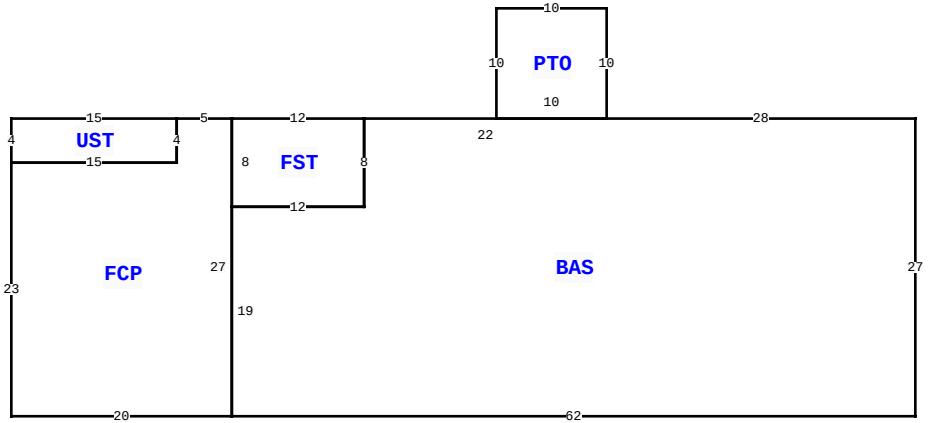
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 90 |
| Interior Wall | 02 | WALL BD/WD 10 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| 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 | | 25416.040 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,578 | 100 | | 1,578 | 126,274 |
| FCP | 480 | 25 | | 120 | 9,602 |
| FST | 96 | 55 | | 53 | 4,241 |
| PTO | 100 | 5 | | 5 | 400 |
| UST | 60 | 45 | | 27 | 2,161 |
| TOTALS | 2,314 | | | 1,783 | 142,678 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,783 | 111.9160 | 123.11 | 219,505 | 1972 | 1972 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 0 Heated Area: 1578 HX Base Yr




171 SW ANGELA TER, 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 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 2 | 0166 | CONC,PAVMT | 0 | 100 | 12 | 90 | 1,080.00 | UT | 2.00 | 2.00 | 70 | 1993 | 1993 | 3 | 70 | 1,512 | |
| 3 | 0294 | SHED WOOD/ | 0 | 100 | 12 | 28 | 336.00 | UT | 7.50 | 7.50 | 70 | 1993 | 1993 | 3 | 70 | 1,764 | |

## COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 142,678 |
| TOTAL MARKET OB/XF VALUE | | 4,476 |
| TOTAL LAND VALUE - MARKET | | 23,625 |
| TOTAL MARKET VALUE | | 170,779 |
| SOH/AGL Deduction | | 70,589 |
| ASSESSED VALUE | | 100,190 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 43,779 |
| TOTAL JUST VALUE | | 170,779 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 173,375 |

LAND:1:1: 0.94 AC.

SALE:1:1: AKA LOT 2 BLK A PICCADILLY PARK. VAL=$44

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046025 | Roof Replacement | 17,000 | 12/02/2022 |
| 000044146 | Roof Replacement | 12,000 | 04/08/2022 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0668/0438 | 9/27/1988 | WD | Q | I | | 60,000 |

GRANTOR: SIMMONS WILLIAM

GRANTEE: WITT BRUCE

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W28 PTO= N10 W10 S10 E10$ W22 FST= W12 FCP= W5 UST= W15 S4 E15 N4$ S4 W15S23 E20N27$ S8 E12 N8$ S8 W12 S19 E62N27$.

## LAND DESCRIPTION

TOTAL OB/XF 4,476

| 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 | 230.00 | 177.00 | 1.00 | LT | | 1.00 | 1.00 | 1.05 | 22,500.00 | 23,625.00 | 23,625 | | | | | | | |

REVIEW DATE 04/20/2022 BY JS Total Acres: 0.93 Total Land Value: 23,625 Market: 0 Agricultural: 0 Common: 23,625 PRINTED 11/18/2026 BY SYS