

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.

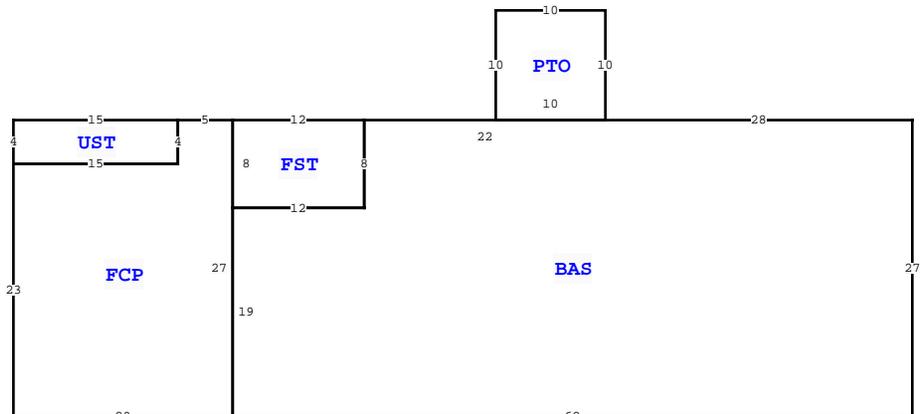
WITT CINDY W  
 171 SW ANGELA TERR  
 LAKE CITY, FL 32024

**2026**

25-4S-16-03153-003

BUILDING CHARACTERISTICS	
ELEMENT	CD
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 Floor	14 CARPET 90
Interior Floor	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

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	125.35	223,499	1972	1972	0	0	35.00	65.00		
1 SINGLE FAM 100% - 0 Heated Area: 1578 HX Base Yr													



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	128,571
FCP	480	25		120	9,777
FST	96	55		53	4,319
PTO	100	5		5	408
UST	60	45		27	2,200
<b>TOTALS</b>	<b>2,314</b>			<b>1,783</b>	<b>145,274</b>

171 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023
INC DATE		AG DATE	MLU

EXTRA FEATURES																
L N	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	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	12	90	UT	2.00	2.00	70	1993	1993	3	70	1,512	
3	0294	SHED WOOD/	0	100	12	28	UT	7.50	7.50	70	1993	1993	3	70	1,764	

LAND DESCRIPTION														TOTAL OB/XF										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1230.00	177.00	1.00	LT		1.00	1.00	1.05	22,500.00	23,625.00	23,625							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			145,274
TOTAL MARKET OB/XF VALUE			4,476
TOTAL LAND VALUE - MARKET			23,625
TOTAL MARKET VALUE			173,375
SOH/AGL Deduction			76,103
ASSESSED VALUE			97,272
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			40,861
TOTAL JUST VALUE			173,375
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	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\$.