COMM INTERS E LINE OF NE1/4 OF N
CR-242, RUN W 224.32 FT, N 402.5
POB, RUN W 170 FT, N 172.5 FT, E

PELHAM WILLIAM D/PELHAM ROBERTTA K
198 SW ANGELA TER
LAKE CITY, FL 32024

2027

25-4S-16-03153-010

BUILDING CHARACTERISTICS

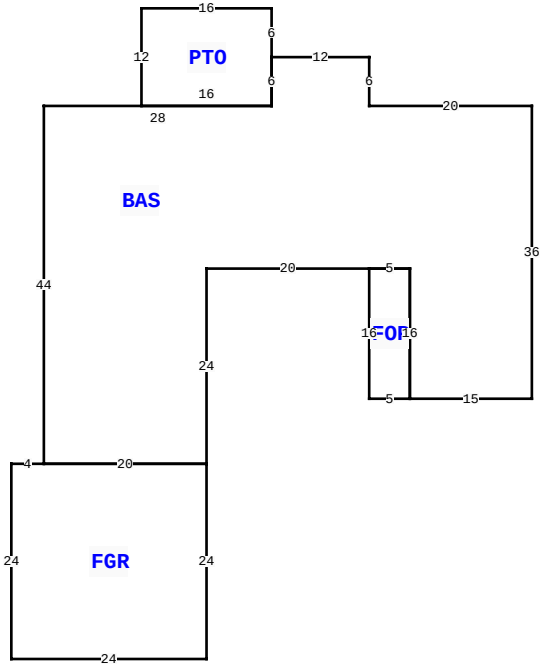
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		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	1,992	100		1,992	162,860
FGR	576	55		317	25,917
FOP	80	30		24	1,962
PTO	192	5		10	818
TOTALS	2,840			2,343	191,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,343	114.3450	125.78	294,703	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2020 Heated Area: 1992 HX Base Yr 2020



198 SW ANGELA TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/14/2026 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	1.00	UT	0.00	0.00	100	1974	1974	3	100	600	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
3	0294	SHED WOOD/	0	100	12	18	216.00	UT	5.00	5.00	100	1993	1993	3	100	1,080	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		191,557
TOTAL MARKET OB/XF VALUE		2,880
TOTAL LAND VALUE - MARKET		25,000
TOTAL MARKET VALUE		219,437
SOH/AGL Deduction		63,456
ASSESSED VALUE		155,981
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		104,570
TOTAL JUST VALUE		219,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		222,924

LAND:1:1: .67 AC.

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1540/2270	4/22/2025	LE	U	I	14	100
GRANTOR: PELHAM WILLIAM D (ENH						
GRANTEE: PELHAM DAVID AND KA						
1397/1549	10/26/2019	WD	Q	I	01	182,000
GRANTOR: CLYDE LEE CAIN						
GRANTEE: WILLIAM D & ROBERTT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 N6 W12 PTO= N6 W16 S12 E16 N6$ S6 W28 S44 FGR= W4 S24 E24 N24 W20$ E20 N24 E20 FOP= S16 E5 N16 W5$ E5 S16 E15 N36$.

LAND DESCRIPTION

TOTAL OB/XF 2,880

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	173.00	170.00	1.00	LT		1.00	1.00	1.00	25,000.00	25,000.00	25,000							

REVIEW DATE 11/04/2020 BY JS Total Acres: 0.68 Total Land Value: 25,000 Market: 0 Agricultural: 0 Common: 25,000 PRINTED 11/17/2026 BY SYS