BEG NW COR OF SE1/4 OF SE1/4, RU
TO N R/W LINE KING RD, RUN W ALO
1051.85 FT, N 42.84 FT TO S LINE

WELLES TERRANCE & SUE REVOCABLE TRUST
171 SW KING ST
LAKE CITY, FL 32024

2027

25-4S-16-03154-102

BUILDING CHARACTERISTICS

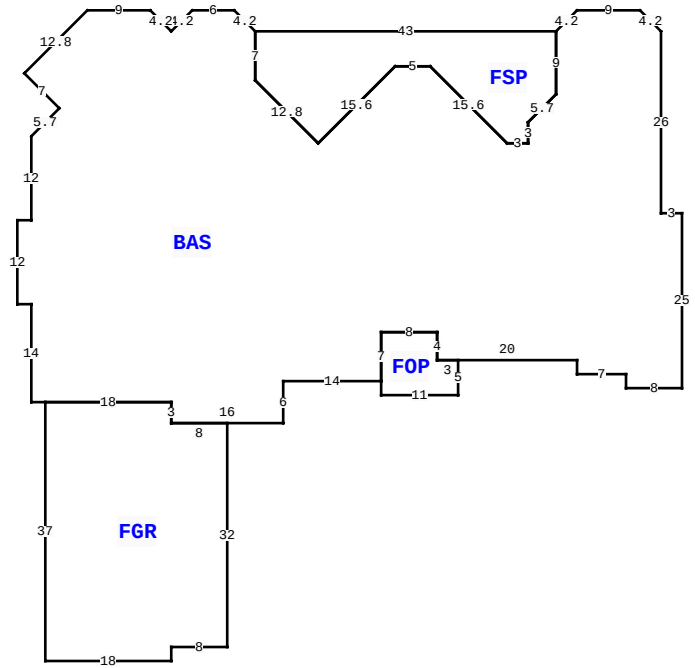
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	08	08
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	25416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,257	100		4,257	435,700
FGR	922	55		507	51,891
FOP	87	30		26	2,661
FSP	452	40		181	18,525
TOTALS	5,718			4,971	508,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,971	143.1487	157.46	782,734	1999	1999	0	0	0	35.00	65.00

2 SINGLE FAM 100% - 2016 Heated Area: 4257 HX Base Yr 2016



171 SW KING ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		508,777
TOTAL MARKET OB/XF VALUE		74,099
TOTAL LAND VALUE - MARKET		299,200
TOTAL MARKET VALUE		630,828
SOH/AGL Deduction		152,866
ASSESSED VALUE		477,962
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		421,551
TOTAL JUST VALUE		882,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		891,349

SALE:1:1: 33.40 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047550	Mobile Home		06/27/2023
000043455	Roof Replacement	58,991	12/28/2021
17289	POOL	150	08/04/2000
14295	SFR	630	07/22/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1342/0622	8/04/2017	WD	U	I	11	100
GRANTOR: TERRANCE L & SUE L WE						
GRANTEE: TERRANCEL & SUE WEL						
1300/0351	8/19/2015	WD	Q	I	01	720,000
GRANTOR: KEVIN E & TRACY B HAW						
GRANTEE: TERRANCE L & SUE L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W3 N26 U3 L3 W9 L3 D3 FSP= W43 S7 D9 R9 R11 U11 E5 D11 R11 E3 N3 R4 U4 N9$ S9 D4 L4 S3 W3 L11 U11 W5 D11 L11 L9 U9 N7 U3 L3 W6 L3 D3 U3 L3 W9 L9 D9 D5 R5 L4 D4 S12 W2 S12 E2 S14 E2 FGR= S37 E18 N2 E8 N32 W8 N3 W18$ E18 S3 E16 N6 E14 FOP= S2 E11 N5 W3 N4 W8 S7$ N7 E8 S4 E20 S2 E7 S2 E8 N25$.

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	0030	BARN,MT	0	0	60	60	1.00	UT	15,000.00	15,000.00	90	1998	1998	3	90	13,500	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1999	1999	3	100	1,200	
3	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	100	2,000	
4	0166	CONC,PAVMT	0	100	0	0	1,582.00	UT	1.50	1.50	100	1999	1999	3	100	2,373	
5	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1999	1999	3	100	3,500	
6	0280	POOL R/CON	0	100	0	0	880.00	UT	70.00	70.00	100	2000	2000	3	40	24,640	
7	0040	BARN,POLE	0	100	36	50	1,800.00	UT	2.50	2.50	100	2000	2000	3	100	4,500	
8	0166	CONC,PAVMT	0	100	40	60	1,520.00	UT	1.50	1.50	100	2000	2000	3	100	2,280	
9	0282	POOL ENCL	0	100	41	61	2,501.00	UT	15.00	15.00	100	2009	2009	3	40	15,006	
10	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 69,399

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		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,000							
2	6200	A	PASTURE 3	0		00	0.00	0.00	28.40	AC		1.00	1.00	1.00	280.00	280.00	7,952							
3	9910	M	MKT.VAL.AG	0		00	0.00	0.00	32.40	AC		1.00	1.00	1.00	8,000.00	8,000.00	259,200							

REVIEW DATE 07/07/2023 BY JB Total Acres: 33.40 Total Land Value: 47,952 Market: 259,200 Agricultural: 7,952 Common: 40,000 PRINTED 11/17/2026 BY SYS

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COLUMBIA COUNTY PROPERTY

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	400	
12	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	800	
13	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	
14	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2024	2023		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 4,700

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

REVIEW DATE 07/07/2023 BY JB Total Acres: 33.40 Total Land Value: 47,952 Market: 259,200 Agricultural: 7,952 Common: 40,000 PRINTED 11/17/2026 BY SYS