

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

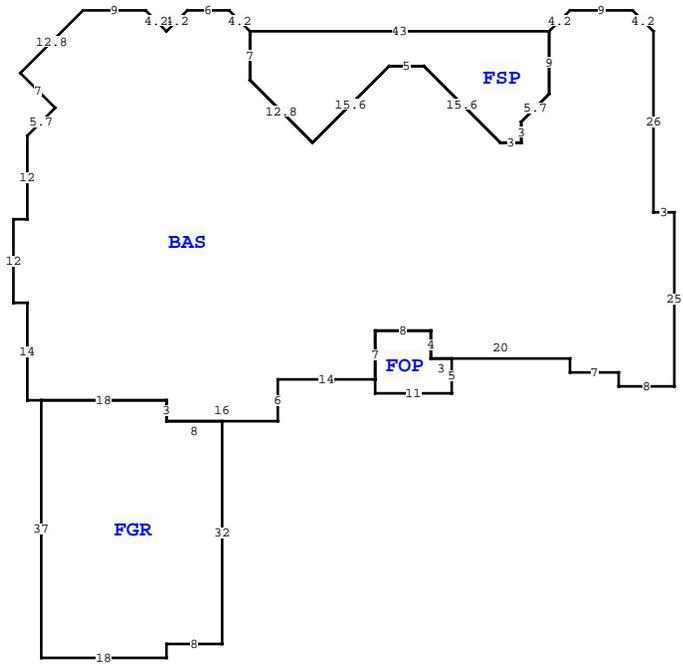
WELLES TERRANCE & SUE REVOCABLE TRUST  
171 SW KING ST  
LAKE CITY, FL 32024

**2026**

25-4S-16-03154-102

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	4,257	100	
FGR	922	55	
FOP	87	30	
FSP	452	40	
TOTALS	5,718		

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	160.33	797,000	1999	1999	0	0	35.00	65.00	
2 SINGLE FAM 100% - 2016 Heated Area: 4257 HX Base Yr 2016												



COLUMBIA COUNTY PROPERTY			PAGE 1 of 2	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	518,050			
TOTAL MARKET OB/XF VALUE	74,099			
TOTAL LAND VALUE - MARKET	299,200			
TOTAL MARKET VALUE	640,101			
SOH/AGL Deduction	175,435			
ASSESSED VALUE	464,666			
TOTAL EXEMPTION VALUE	HX HB WX 56,411			
BASE TAXABLE VALUE	408,255			
TOTAL JUST VALUE	891,349			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	1,003,549			
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: TERRANCE L & SUE WEL						
1300/0351	8/19/2015	WD	Q	I	01	720,000
GRANTOR: KEVIN E & TRACY B HAW						
GRANTEE: TERRANCE L & SUE L						

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

TOTAL OB/XF												
69,399												
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE							

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 N9S 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 W18S E18 S3 E16 N6 E14 FOP= S2 E11 N5 W3 N4 W8 S7S N7 E8 S4 E20 S2 E7 S2 E8 N25S.												

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	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								

