COMM SW COR OF SW1/4 OF SW1/4 OF
RUN E 420 FT FOR POB, RUN N 200
S 65, FT, W 86 FT, S 135 FT, W 1

LUCAS LARRY A/LUCAS VIRGIL D
449 NE WILLIAMS ST
LAKE CITY, FL 32055

2027

27-3S-17-05588-001

BUILDING CHARACTERISTICS

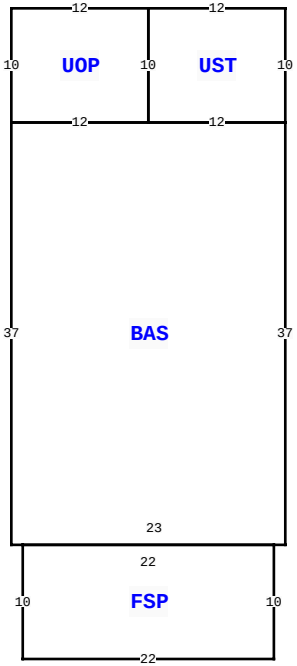
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	27317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	888	100		888	14,204
FSP	220	40		88	1,408
UOP	120	20		24	384
UST	120	45		54	864
TOTALS	1,348			1,054	16,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,054	72.7056	79.98	84,299	1957	1957	0	0	50	35.00	20.00

1 SINGLE FAM 0% - 0 Heated Area: 888 HX Base Yr



449 NE WILLIAMS ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,860
TOTAL MARKET OB/XF VALUE	1,180
TOTAL LAND VALUE - MARKET	7,700
TOTAL MARKET VALUE	25,740
SOH/AGL Deduction	0
ASSESSED VALUE	25,740
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	25,740
TOTAL JUST VALUE	25,740
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9670	REMODEL	50	05/02/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/1092	3/29/2024	LE	U	I	14	0
GRANTOR: LUCAS VIRGIL D SR (EN						
GRANTEE: LAURAMORE WILAHMENA						
1313/0293	4/12/2016	QC	U	I	11	100
GRANTOR: IRMA L LUCAS						
GRANTEE: VIRGIL D LUCAS						

BUILDING NOTES

BUILDING DIMENSIONS

UST= W12 S10 E12 BAS= W12 UOP= N10 W12 S10 E12$ W12 S37 E1
FSP= S10E22 N10 W22$ E23 N37$ N10$.

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	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	30	
2	9910	RV SITE/RE	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	1,150	

LAND DESCRIPTION

TOTAL OB/XF 1,180

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	0			0.00	0.00	0.70	AC		1.00	1.00	1.00	11,000.00	11,000.00	7,700							

REVIEW DATE 09/08/2015 BY DF Total Acres: 0.70 Total Land Value: 7,700 Market: 0 Agricultural: 0 Common: 7,700 PRINTED 11/17/2026 BY SYS