

LOTS 8 & 9 BLOCK 5 & LOT 7, BLOC  
S 4 FT THEREOF. ALSO, THE E 28 F  
23,24 & 25, BLOCK 5 & LOTS 5 & 6

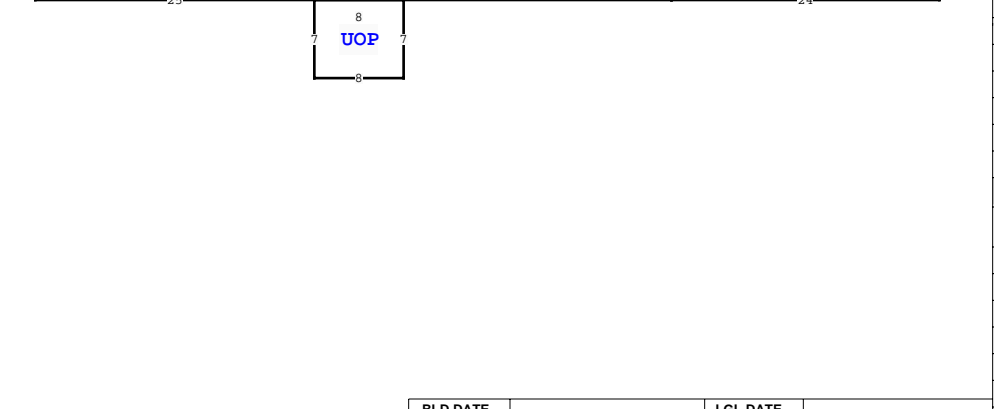
HENDERSON ISSAC I/HENDERSON REGINA  
152 NW FAT CAT CT  
LAKE CITY, FL 32055

**2026**

29-3S-16-02394-002

BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	14 PREFIN MT 100
Interior Wall	02 WALL BD/WD 100
Interior Floor	15 HARDTILE 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	01 NONE 100
Stories	1. 1. 100
Architctual	05 CONV 100
Units	0 100
Condition Adj	03 03 100
Kitchen Adjus	01 01 100

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,176	112.5200	126.02	274,220	1956	1995		0	0	35.00	65.00



Quality	05 05				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 01				
NEIGHBORHOOD/LOC	29316.030 1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,653	100		1,653	135,402
BAS	288	100	2023	288	23,591
FGR	408	55		224	18,348
UOP	56	20		11	901
TOTALS	2,405			2,176	178,243

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	3
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	178,243			
TOTAL MARKET OB/XF VALUE	1,648			
TOTAL LAND VALUE - MARKET	26,000			
TOTAL MARKET VALUE	205,891			
SOH/AGL Deduction	12,826			
ASSESSED VALUE	193,065			
TOTAL EXEMPTION VALUE	HX HB 51,411			
BASE TAXABLE VALUE	141,654			
TOTAL JUST VALUE	205,891			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	205,891			

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/2752	11/03/2022	WD	Q	I	01	195,000
GRANTOR: HALABI WASEEM						
GRANTEE: HENDERSON ISSAC I						
1401/2140	12/20/2019	WD	Q	I	01	48,000
GRANTOR: AMY LYNN SWEARENGIN A						
GRANTEE: WASEEM HALABI						

EXTRA FEATURES		152 NW FAT CAT CT, LAKE CITY													
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	0296	SHED METAL	0 100	18 24	432.00	UT	1.50	1.50	100	2000	2000	3	100	648	
2	0166	CONC, PAVMT	0 100	0 0	1.00	UT	1,000.00	1,000.00	100	2023	1956		100	1,000	

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
		04/08/2025	MLU

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[ORIG=0,0] W57 S29 E25 E32 N29 \$
FGR=[ORIG=0,29] E24 N17 W24 S17 \$
UOP=[ORIG=-32,29] S7 E8 N7 W8 \$
BAS=[YR=2023;ORIG=0,0] E24 S12 W24 N12 \$

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	26,000.00	26,000.00	26,000									