LOT 7 SUNSET MEADOWS.

WD 1357-1110, WD 1573-2642

SEIFERT EDWARD
143 NW GERANIUM CT
LAKE CITY, FL 32055

2027

30-3S-17-05842-107

BUILDING CHARACTERISTICS

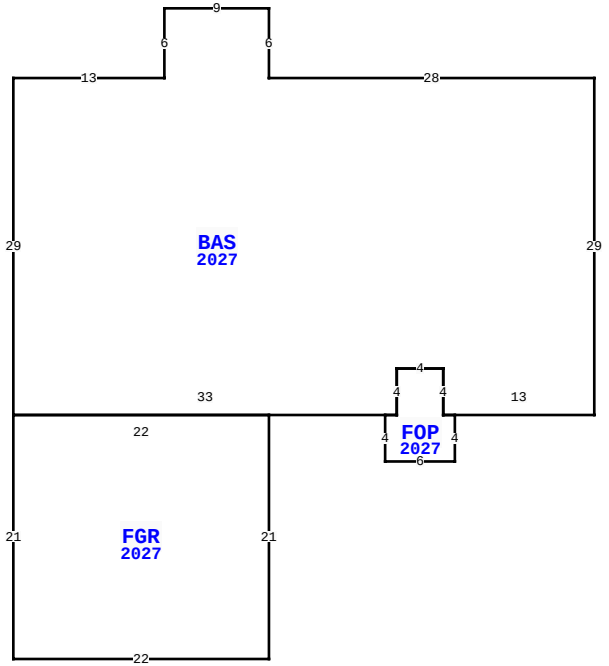
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	30317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2027	1,488	189,869
FGR	462	55	2027	254	32,410
FOP	40	30	2027	12	1,531
TOTALS	1,990			1,754	223,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,754	116.0000	127.60	223,810	2026	2026	0	0	0	-1.00	100.00

1 SINGLE FAM 100% - 2027 Heated Area: 1488 HX Base Yr 2027



143 NW GERANIUM CT, 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	430.00	UT	3.50	3.50	100	2027	2026		100	1,505	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	223,810
TOTAL MARKET OB/XF VALUE	1,505
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	247,815
SOH/AGL Deduction	0
ASSESSED VALUE	247,815
TOTAL EXEMPTION VALUE	HX HB 13 247,815
BASE TAXABLE VALUE	0
TOTAL JUST VALUE	247,815
NCON VALUE	225,315
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	22,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047938	New Residential C	250,000	01/23/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1573/2642	7/31/2026	WD	Q	V	01	315,000
GRANTOR: NORTH FLORIDA LAND EX						
GRANTEE: SEIFERT EDWARD						
1357/1110	4/03/2018	WD	Q	V	05	157,500
GRANTOR: SUNSHINE PROPERTIES G						
GRANTEE: NORTH FLORIDA LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2027;ORIG=-1,-20] W28 N6 W9 S6 W13 S29 E33 N4 E4 S4 E13 N29 $
FGR=[YR=2027;ORIG=-51,9] E22 S21 W22 N21 $
FOP=[YR=2027;ORIG=-13,9] W1 N4 W4 S4 W1 S4 E6 N4 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,505

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 04/14/2026 BY MLU Total Acres: 0.60 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS