

1 ACRE OFF N END OF BLK 1 IN W1/  
NW1/4 DESC AS: BEG NW COR OF SW1  
S 197.89 FT, E 224.47 FT, N 197.

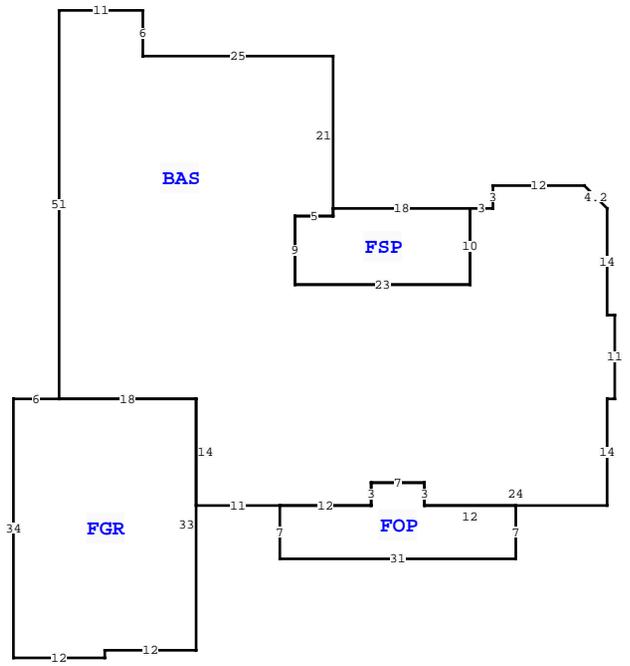
WELDEN RICHARD JOHN/ANLAGE MARGARET ANN  
225 NW BILLIE CARTER CT  
LAKE CITY, FL 32055

2026

30-3S-17-05847-000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	32	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	80
Interior Floo	15	HARDTILE	20
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1.	100
Architectual	05	CONV	100
Units		0	100
Quality	06	06	
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
BAS	3,148	100	
FGR	804	55	
FOP	238	30	
FSP	225	40	
TOTALS	4,415		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,751	118.4400	132.65	497,570	2015	2015	0	0	10.00	90.00
1 SINGLE FAM 100% - 2026 Heated Area: 3148 HX Base Yr 2026											



COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 2	Tax Dist:			
BUILDING MARKET VALUE	447,813			
TOTAL MARKET OB/XF VALUE	43,642			
TOTAL LAND VALUE - MARKET	9,945			
TOTAL MARKET VALUE	501,400			
SOH/AGL Deduction	0			
ASSESSED VALUE	501,400			
TOTAL EXEMPTION VALUE	HX HB DV 61,411			
BASE TAXABLE VALUE	439,989			
TOTAL JUST VALUE	501,400			
NCON VALUE	29,400			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	477,276			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053101	Storage Building	37,684	05/13/2025
000042790	Electrical Servic	0	09/20/2021
32880	SFR	1,250	04/20/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1519/1244	7/09/2024	WD	Q	I	01	570,000
GRANTOR: TSHABALALA RICHARD AN						
GRANTEE: WELDEN RICHARD JOHN						
1476/2221	8/31/2022	LE	U	I	14	100
GRANTOR: TSHABALALA MANDLA						
GRANTEE: TSHABALALA RICHARD						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100
2	0166	CONC, PAVMT	0	100	0	0	1,911.00	UT	2.00	2.00	100
3	0120	CLFENCE 4	0	100	0	0	640.00	UT	5.50	5.50	100
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,400.00	2,400.00	100
7	0030	BARN, MT	0	100	0	0	1.00	UT	27,000.00	27,000.00	100

TOTAL OB/XF												43,642			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	0100	C	SFR	100			0.00	0.00	1.02	AC	1.00				

BUILDING NOTES											
BAS= W25 N6 W11 S51 FGR= W6 S34 E12 N1 E12 N33 W18\$ E18 S14 E11 FOP= S7 E31 N7 W12 N3 W7 S3 W12\$ E12 N3 E7 S3 E24 N14 E1 N11 W1 N14 U3 L3 W12 S3 W3 FSP= W18 S1 W5 S9 E23 N10\$ S10 W23 N9 E5 N21\$.											

BUILDING DIMENSIONS											
BAS= W25 N6 W11 S51 FGR= W6 S34 E12 N1 E12 N33 W18\$ E18 S14 E11 FOP= S7 E31 N7 W12 N3 W7 S3 W12\$ E12 N3 E7 S3 E24 N14 E1 N11 W1 N14 U3 L3 W12 S3 W3 FSP= W18 S1 W5 S9 E23 N10\$ S10 W23 N9 E5 N21\$.											

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	1.02	AC	1.00	1.00	0.75	13,000.00	9,750.00	9,945								