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

2027

30-3S-17-05847-000

BUILDING CHARACTERISTICS

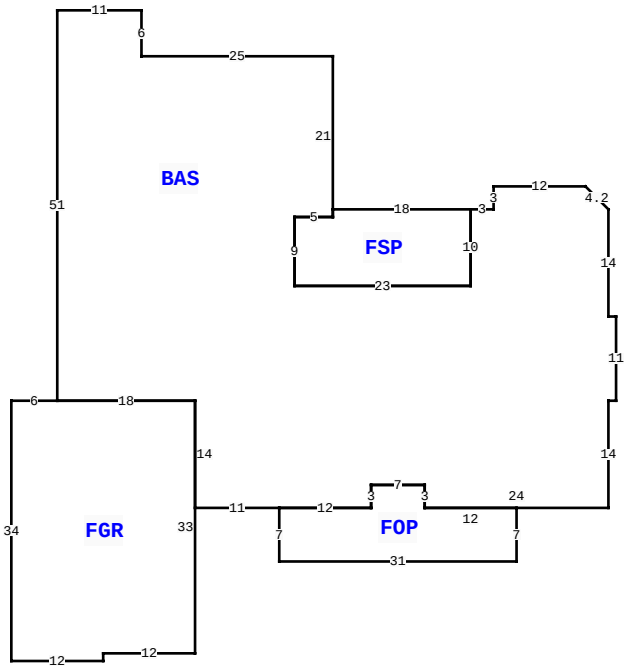
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,148	100		3,148	369,109
FGR	804	55		442	51,826
FOP	238	30		71	8,325
FSP	225	40		90	10,553
TOTALS	4,415			3,751	439,812

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	130.28	488,680	2015	2015	0	0	0	10.00	90.00

1 SINGLE FAM 100% - 2026 Heated Area: 3148 HX Base Yr 2026



225 NW BILLIE CARTER CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,812
TOTAL MARKET OB/XF VALUE		43,642
TOTAL LAND VALUE - MARKET		9,945
TOTAL MARKET VALUE		493,399
SOH/AGL Deduction		0
ASSESSED VALUE		493,399
TOTAL EXEMPTION VALUE	HX HB DV	61,411
BASE TAXABLE VALUE		431,988
TOTAL JUST VALUE		493,399
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		501,400

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						

BUILDING NOTES

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$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2015	2015	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,911.00	UT	2.00	2.00	100	2015	2015	3	100	3,822	
3	0120	CLFENCE 4	0	100	0	0	640.00	UT	5.50	5.50	100	2015	2015	3	100	3,520	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2018	2018	3	100	1,200	
5	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
6	0296	SHED METAL	0	100	0	0	1.00	UT	2,400.00	2,400.00	100	2026	2025		100	2,400	
7	0030	BARN,MT	0	100	0	0	1.00	UT	27,000.00	27,000.00	100	2026	2025		100	27,000	

LAND DESCRIPTION

TOTAL OB/XF 43,642

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

REVIEW DATE 07/22/2025 BY randall Total Acres: 1.02 Total Land Value: 9,945 Market: 0 Agricultural: 0 Common: 9,945 PRINTED 11/17/2026 BY SYS