LOT 17 WESTER WOODS, PHASE 1.
WD 1017-2136, WD 1147-71, WD 143

ARATA JESSICA M
137 SW PHLOX GLN
LAKE CITY, FL 32024

2027

30-4S-17-08898-117

BUILDING CHARACTERISTICS

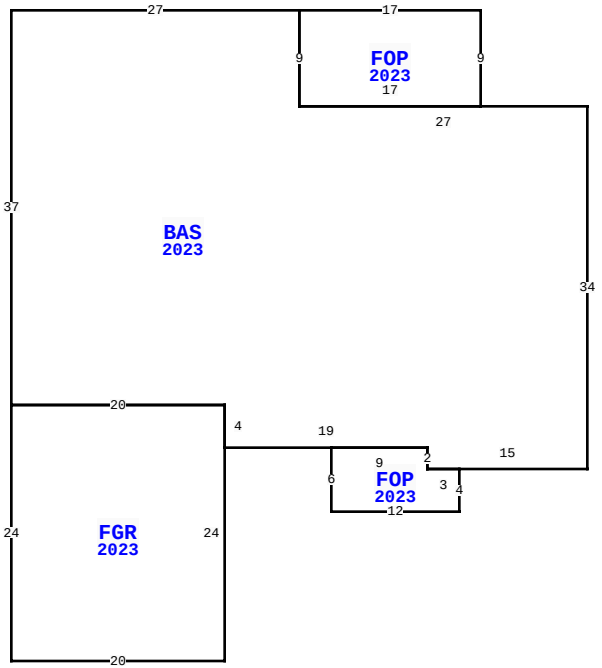
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	30417.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,921	100	2023	1,921	220,697
FGR	480	55	2023	264	30,330
FOP	66	30	2023	20	2,298
FOP	153	30	2023	46	5,285
TOTALS	2,620			2,251	258,610

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,251	107.6700	118.44	266,608	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1921 HX Base Yr 2023



137 SW PHLOX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 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	1,200.00	UT	3.00	3.00	100	2023	2022		100	3,600	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		258,610
TOTAL MARKET OB/XF VALUE		3,600
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		297,210
SOH/AGL Deduction		27,507
ASSESSED VALUE		269,703
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		213,292
TOTAL JUST VALUE		297,210
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043364	New Residential C	305,400	12/13/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1438/1634	5/26/2021	WD	Q	V	01	30,000
GRANTOR: MCTJFC LLC						
GRANTEE: ARATA JESSICA M						
1147/0071	3/31/2008	WD	Q	V	01	100
GRANTOR: JEAN FELERT CADET						
GRANTEE: MCTJFC LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=100,20] W27 N9 W27 S37 E20 S4 E19 S2 E15 N34 $
FGR=[YR=2023;ORIG=46,48] E20 S24 W20 N24 $
FOP=[YR=2023;ORIG=73,11] E17 S9 W17 N9 $
FOP=[YR=2023;ORIG=85,52] W9 S6 E12 N4 W3 N2 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,600

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 08/16/2022 BY HC Total Acres: 1.01 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS