

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

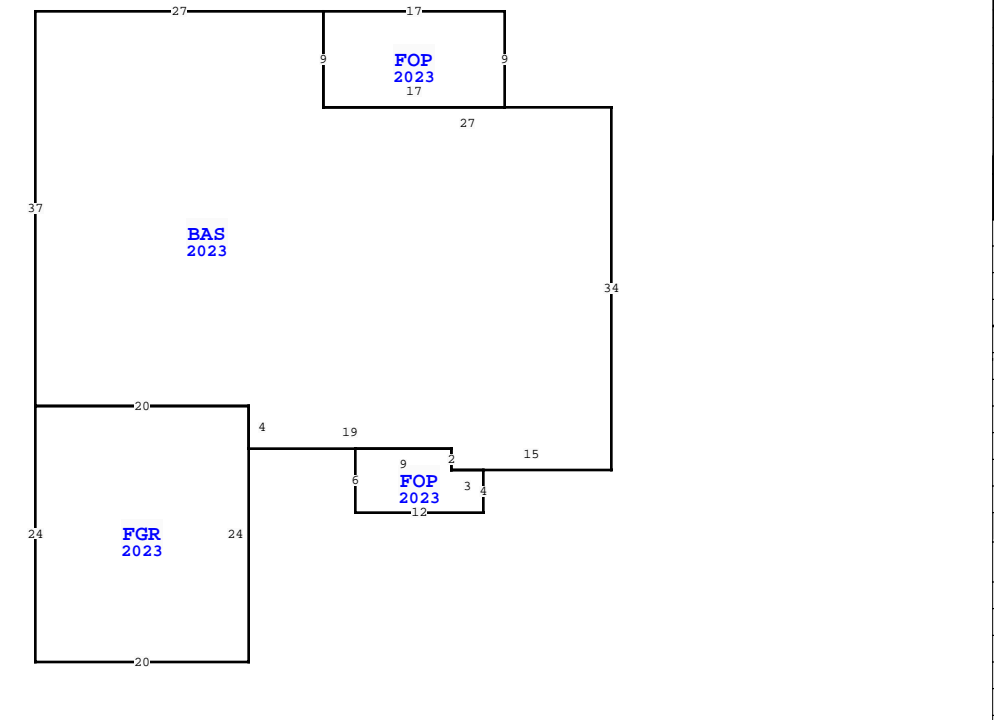
ARATA JESSICA M
 137 SW PHLOX GLN
 LAKE CITY, FL 32024

2026

30-4S-17-08898-117


BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	32 HARDIE BRD 100
Exterior Wall	00 N/A 0
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	13 LAM/VNLPLK 100
Interior Floor	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	03 100
Kitchen Adjus	01 01 100
Quality	05 05
DOR CODE	0100 SINGLE FAMILY

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	120.59	271,448	2022	2022	0	0	3.00	97.00



DOR CODE		MAP NUM		NEIGHBORHOOD/LOC	
0100	SINGLE FAMILY		06	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	224,703
FGR	480	55	2023	264	30,881
FOP	66	30	2023	20	2,340
FOP	153	30	2023	46	5,381
TOTALS	2,620			2,251	263,305

137 SW PHLOX GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025
INC DATE		AG DATE	MLU

EXTRA FEATURES																
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	0166	CONC,PAVMT	0	100	0	0			3.00	100	2023	2022		100	3,600	

TOTAL OB/XF												3,600				
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LAND DESCRIPTION																								
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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

TOTAL OB/XF												3,600				
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COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY				STANDARD	
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE				263,305	
TOTAL MARKET OB/XF VALUE				3,600	
TOTAL LAND VALUE - MARKET				35,000	
TOTAL MARKET VALUE				301,905	
SOH/AGL Deduction				40,057	
ASSESSED VALUE				261,848	
TOTAL EXEMPTION VALUE				HX HB WX 56,411	
BASE TAXABLE VALUE				205,437	
TOTAL JUST VALUE				301,905	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				304,619	

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											
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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 \$											