LOT 24 WESTER WOODS, PHASE 1.
WD 1044-1251, WD 1095-865, WD 13

KETCHER LINDA ANN/KETCHER JAMES DOUGLAS
173 SW MILKWEED CT
LAKE CITY, FL 32024

2027

30-4S-17-08898-124

BUILDING CHARACTERISTICS

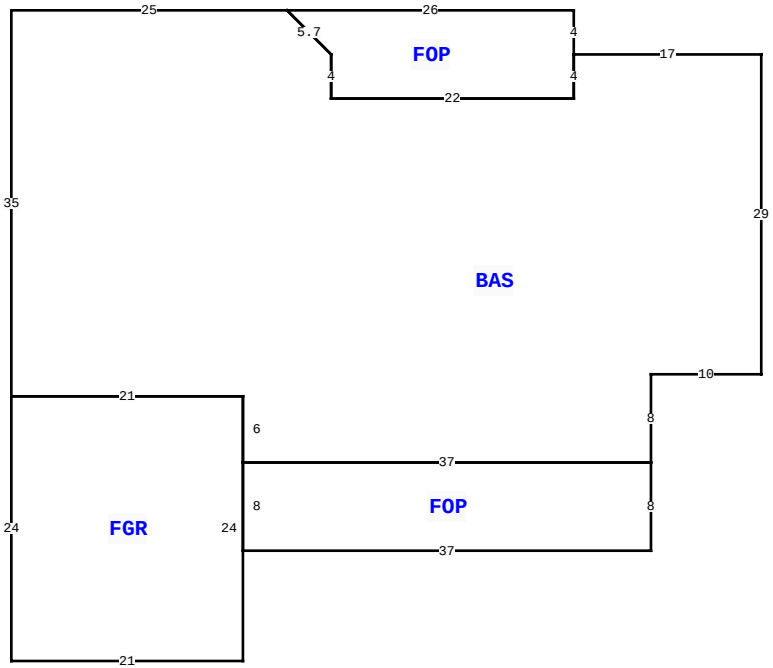
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
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	2,330	100		2,330	213,417
FGR	504	55		277	25,372
FOP	184	30		55	5,038
FOP	296	30		89	8,152
TOTALS	3,314			2,751	251,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,751	118.9524	130.85	359,968	2005	2005	0	0	10	20.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2330 HX Base Yr 2026



173 SW MILKWEED CT, 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	2,203.00	UT	2.00	2.00	100	2005	2005	3	100	4,406	
2	0281	POOL R/FIB	0	100	15	34	510.00	UT	65.00	65.00	100	2026	2025		98	32,487	
3	0282	POOL ENCL	0	100	24	48	1,152.00	UT	15.00	15.00	100	2026	2025		95	16,416	
4	0080	DECKING	0	100	0	0	642.00	UT	3.00	3.00	100	2026	2025		100	1,926	
5	0296	SHED METAL	0	100	24	35	840.00	UT	16.00	16.00	100	2027	2026		100	13,440	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		251,978
TOTAL MARKET OB/XF VALUE		68,675
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		355,653
SOH/AGL Deduction		41,237
ASSESSED VALUE		314,416
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		263,005
TOTAL JUST VALUE		355,653
NCON VALUE		13,440
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054619	Storage Building	16,273	12/03/2025
000053912	Screen Enclosure	28,483	08/26/2025
000053813	Swimming Pool and	86,091	08/11/2025
000052952	Roof Replacement	18,000	04/28/2025
25445	POOL	130	01/22/2007
23311	SFR	718	06/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/57	5/23/2025	LE	U	I	14	100
GRANTOR: KETHCER LINDA ANN (EN						
GRANTEE: BAGGOTT ALYSIA LYNN						
1541/55	5/23/2025	WD	Q	I	01	475,000
GRANTOR: KEY JENNIFER R						
GRANTEE: KETCHER LINDA ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N4 W26 D4 R4 S4 E22 N4$ S4 W22 N4 L4 U4 W25 S35 FGR= S24 E21 N24 W21$ E21 S6 FOP= S8 E37 N8 W37$ E37 N8 E10 N29$.

LAND DESCRIPTION

TOTAL OB/XF 68,675

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 04/24/2026 BY TW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/16/2026 BY SYS