COMM SW COR OF NE1/4, RUN N 1027 FT FOR POB, RUN E 874.39 FT, N 2 639.73 FT, S 170 FT, W 240 FT, S

LAND RICHARD L/LAND MARY J
1101 SW WESTER DR
LAKE CITY, FL 32024-1813

2027

31-4S-17-08915-001

BUILDING CHARACTERISTICS

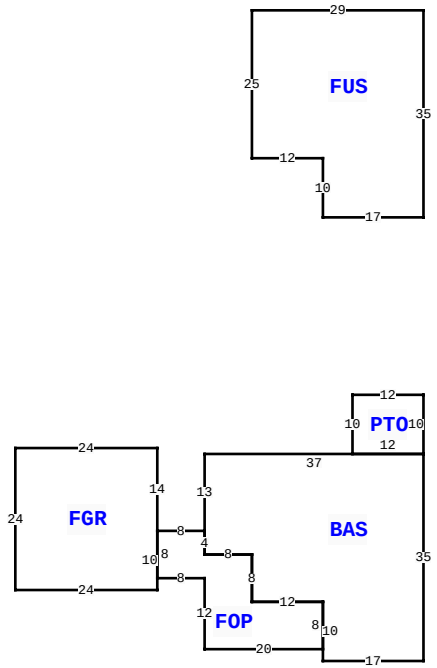
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	2.	2. 100
Architectual	05	CONV 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 01
NEIGHBORHOOD/LOC	31417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,031	100		1,031	88,581
FGR	576	55		317	27,236
FOP	288	30		86	7,389
FUS	895	100		895	76,896
PTO	120	5		6	515
TOTALS	2,910			2,335	200,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,335	120.1662	132.18	308,640	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1926 HX Base Yr



1101 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	04/22/2026 MLU
XF DATE		LAND DATE	
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	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	900	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
4	0294	SHED WOOD/	0	100	10	12	120.00	UT	7.50	7.50	100	1994	1994	3	100	900	
5	0252	LEAN-TO W/	0	100	1	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	
6	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		200,616
TOTAL MARKET OB/XF VALUE		3,700
TOTAL LAND VALUE - MARKET		52,200
TOTAL MARKET VALUE		256,516
SOH/AGL Deduction		98,124
ASSESSED VALUE		158,392
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,981
TOTAL JUST VALUE		256,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,174

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1406/0822	2/24/2020	LE	U	I	14	100
GRANTOR: RICHARD L & MARY J LA						
GRANTEE: MELISSA ANN DICKS (						
0411/0671	9/01/1978	03	Q	V		11,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

PTO= N10 W12 S10 E12$ BAS= W37 S13 FOP= W8 FGR= N14 W24S24 E24 N10$ S8 E8 S12 E20 N8 W12 N8 W8 N4$ S4 E8 S8 E12 S10E17 N35$ PTR=N40 FUS= N35 W29 S25 E12 S10 E17$ S40$.

LAND DESCRIPTION

TOTAL OB/XF 3,700

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		A-1	0.00	0.00	4.35	AC		1.00	1.00	1.00	12,000.00	12,000.00	52,200							

REVIEW DATE 06/30/3017 BY BC Total Acres: 4.35 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 11/17/2026 BY SYS