COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF A GD RD, N 1043.06 FT F
513.29 FT, E 860.25 FT, S 514.03

O'STEEN LONNIE A
1277 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-006

BUILDING CHARACTERISTICS

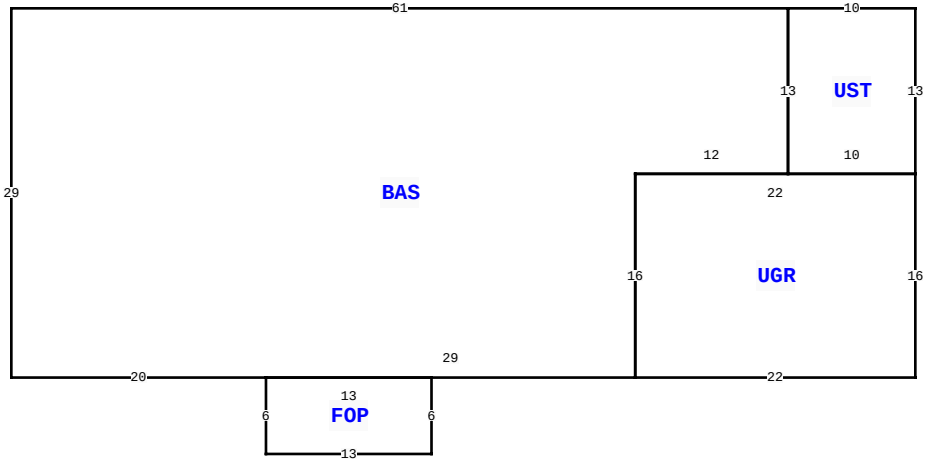
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,577	100		1,577	128,183
FOP	78	30		23	1,869
UGR	352	45		158	12,843
UST	130	45		58	4,714
TOTALS	2,137			1,816	147,609

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	113.6800	125.05	227,091	1982	1982	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1577 HX Base Yr



1277 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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	30	1982	1982	3	30	10,752	
3	0021	BARN,FR AE	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	800	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		147,609
TOTAL MARKET OB/XF VALUE		13,752
TOTAL LAND VALUE - MARKET		60,480
TOTAL MARKET VALUE		221,841
SOH/AGL Deduction		112,373
ASSESSED VALUE		109,468
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		58,057
TOTAL JUST VALUE		221,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		224,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
25811	MAINT/ALTR	45	05/14/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W61 S29 E20 FOP= S6 E13N6 W13$ E29 UGR= E22 N16 W22 S16$ N16 E12 UST= E10 N13 W10S13$ N13$.

LAND DESCRIPTION

TOTAL OB/XF 13,752

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	5.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,480							

REVIEW DATE 06/30/2017 BY BC Total Acres: 5.04 Total Land Value: 60,480 Market: 0 Agricultural: 0 Common: 60,480 PRINTED 11/16/2026 BY SYS