COMM SW COR OF NW1/4 OF SE1/4, R
E R/W WESTER RD, N 784.38 FT FOR
258.68 FT, E 851.19 FT, S 259.05

FALOTICO ANTHONY J/FALOTICO LAURETTA L
1405 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-007

BUILDING CHARACTERISTICS

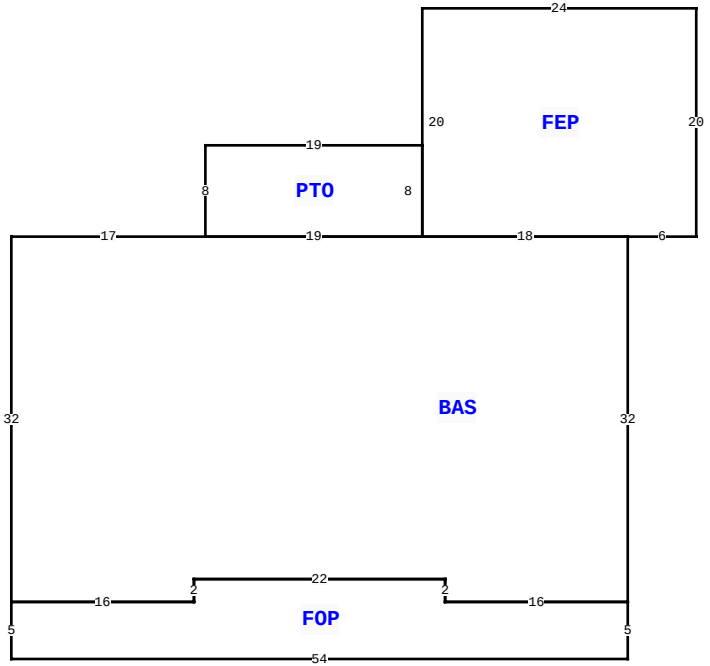
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	21	STONE 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,684	100		1,684	134,220
FEP	480	80		384	30,606
FOP	314	30		94	7,492
PTO	152	5		8	638
TOTALS	2,630			2,170	172,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,170	111.4740	122.62	266,085	1991	1991	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 0 Heated Area: 1684 HX Base Yr



1405 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
2	0166	CONC,PAVMT	0	100	14	24	336.00	UT	1.40	1.40	100	0	0	3	100	470	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0040	BARN,POLE	0	100	14	28	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
6	0294	SHED WOOD/	0	100	20	28	560.00	UT	10.00	10.00	100	2012	2012	3	100	5,600	
7	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	500	
8	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	600	
9	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
10	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		172,955
TOTAL MARKET OB/XF VALUE		16,070
TOTAL LAND VALUE - MARKET		60,600
TOTAL MARKET VALUE		249,625
SOH/AGL Deduction		81,221
ASSESSED VALUE		168,404
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,993
TOTAL JUST VALUE		249,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,771

SALE:1:1: 5.05 AC WITH IMP

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046449	Electrical Servic	0	02/03/2023
18539	M H	125	07/24/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/0458	12/03/1992	WD	Q	I		93,000
GRANTOR: RODNEY DOUGLASS						
GRANTEE: ANTHONY FALOTICO						
0534/0077	3/01/1984	WD	Q	V		12,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 S32 FOP= S5 E54 N5W16 N2 W22 S2 W16$ E16 N2 E22 S2 E16 N32 FEP= E6 N20 W24 S20 E18$ W18 PTO= N8 W19 S8 E19$ W19$.

LAND DESCRIPTION

TOTAL OB/XF 16,070

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	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							

REVIEW DATE 06/23/2023 BY TW Total Acres: 5.05 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 11/16/2026 BY SYS