

COMM SW COR OF NW1/4 OF SE1/4, R
E R/W WESTER RD, N ALONG R/W 524
CONT N 260.06 FT, E 846.63 FT, S

SMITH MARGARET
1451 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08915-008
VALUATION SUMMARY PAGE 1 of 1

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	80
Exterior Wall	02	WALL BOARD	20
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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
BAS	1,843	100	
FGR	420	55	
FOP	168	30	
FSP	270	40	
TOTALS	2,701		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,232	109.2220	124.51	277,906	1991	1991	0	0	35.00	65.00
1 SINGLE FAM			100% - 0	Heated Area: 1843		HX Base Yr					

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			180,639
TOTAL MARKET OB/XF VALUE			5,141
TOTAL LAND VALUE - MARKET			60,480
TOTAL MARKET VALUE			246,260
SOH/AGL Deduction			105,137
ASSESSED VALUE			141,123
TOTAL EXEMPTION VALUE	HX HB WX		56,411
BASE TAXABLE VALUE			84,712
TOTAL JUST VALUE			246,260
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			238,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED
32037	MAINT/ALTR	25	06/13/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1379/1209	2/28/2019	LE U		I	14	100

GRANTOR: LARRY STANTON & MARGA
GRANTEE: PHILLIP S SMITH & S

EXTRA FEATURES		BLD DATE		LGL DATE	
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W
1	0190	FPLC PF	0	100	0
2	0021	BARN,FR AE	0	100	40
3	0166	CONC,PAVMT	0	100	24
4	0120	CLFENCE 4	0	100	0
5	0060	CARPORT F	0	100	18

TOTAL OB/XF												5,141				
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	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0021	BARN,FR AE	0	100	40	36	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	100	24	40	UT	0.98	0.98	100	0	0	3	100	941	
4	0120	CLFENCE 4	0	100	0	0	UT	0.00	0.00	100	1993	1993	3	100	200	
5	0060	CARPORT F	0	100	18	20	UT	5.00	5.00	100	1994	1994	3	100	1,800	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W20 FSP= N10 W27 S10 E27\$ W53 S31 E27 FOP= S8 E21N8 W21\$ E25 FGR= E21 N20 W21S20\$ N20 E21 N11\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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		A-1	0.00	0.00	5.04	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,480							