COMM SW COR OF NW1/4 OF SE1/4, R
N 262.87 FT FOR POB, RUN N 261.4
FT, S 261.83 FT, W 837.43 FT TO

HUGHES JOHN
1505 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-009

BUILDING CHARACTERISTICS

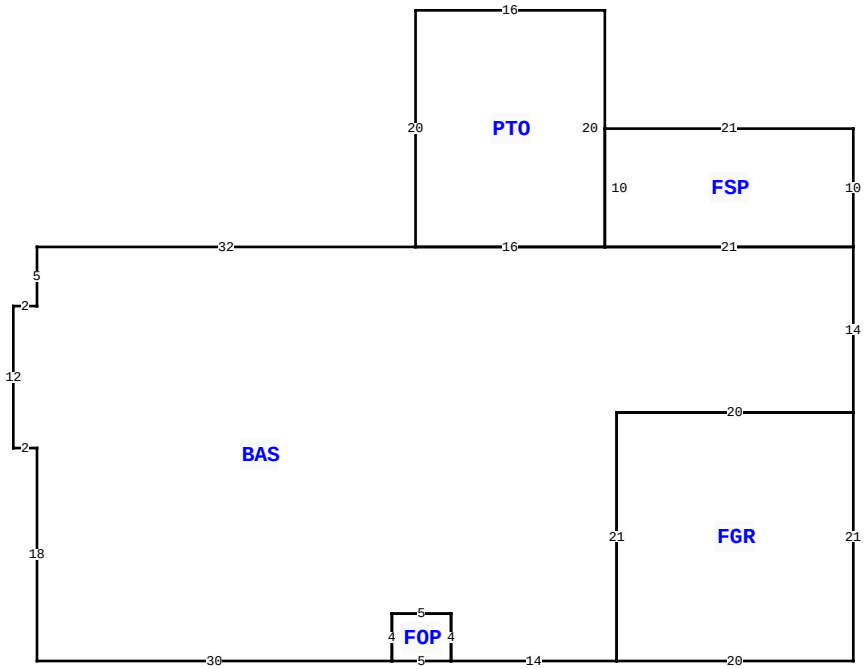
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.	1. 100
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	1,999	100		1,999	178,284
FGR	420	55		231	20,602
FOP	20	30		6	535
FSP	210	40		84	7,492
PTO	320	5		16	1,427
TOTALS	2,969			2,336	208,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,336	124.7400	137.21	320,523	1990	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2021 Heated Area: 1999 HX Base Yr 2021



1505 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	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	15	45	675.00	UT	2.00	2.00	100	0	0	3	100	1,350	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1994	1994	3	40	14,336	
4	0040	BARN,POLE	0	100	16	20	1.00	UT	0.00	0.00	100	1994	1994	3	100	800	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,340
TOTAL MARKET OB/XF VALUE		18,486
TOTAL LAND VALUE - MARKET		60,480
TOTAL MARKET VALUE		287,306
SOH/AGL Deduction		48,301
ASSESSED VALUE		239,005
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		187,594
TOTAL JUST VALUE		287,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		291,102

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31588	MAINT/ALTR	40	11/15/2013
8356	POOL	10,000	05/10/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1421/0297	9/21/2020	WD	Q	I	01	235,000
GRANTOR: TERESA ARRIGO ELLIS &						
GRANTEE: JOHN HUGHES						
1416/0524	7/29/2020	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: TERESA ARRIGO ELLIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S5 W2 S12 E2 S18 E30FOP= E5 N4 W5 S4$ N4 E5 S4 E14
FGR= E20 N21 W20 S21 $ N21E20 N14 FSP= N10 W21 S10 E21$ W21
PTO= N20 W16 S20 E16$ W16$.

LAND DESCRIPTION

TOTAL OB/XF 18,486

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