COMM SW COR OF NE1/4, RUN N 1120
FT TO E R/W OF WESTER RD FOR POB
N 170 FT, W 240 FT, S 170 FT TO

DODSON DENISE LYNN/DODSON DONALD G
1095 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-010

BUILDING CHARACTERISTICS

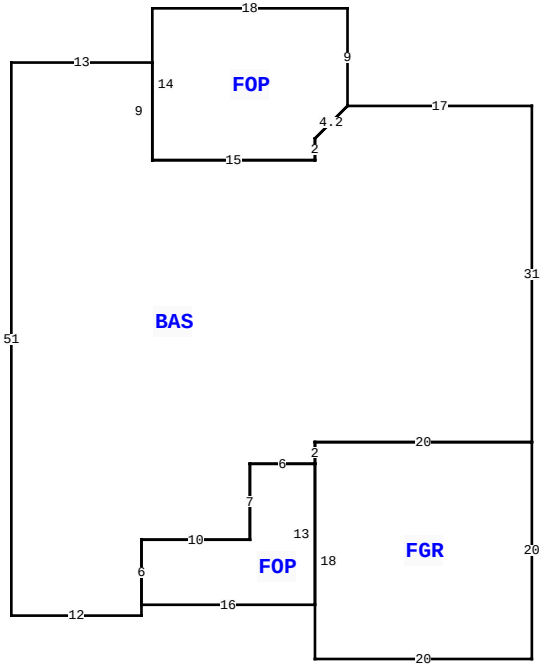
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
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	1,755	100		1,755	231,711
FGR	400	55		220	29,046
FOP	138	30		41	5,413
FOP	242	30		73	9,638
TOTALS	2,535			2,089	275,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,089	130.4622	143.51	299,792	2017	2017	0	0	0	8.00	92.00

2 SINGLE FAM 100% - 0 Heated Area: 1755 HX Base Yr



1095 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	04/16/2026 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	0296	SHED METAL	0	100	10	8	180.00	UT	5.00	5.00	25	1993	1993	3	25	225	
2	0296	SHED METAL	0	100	10	16	160.00	UT	5.00	5.00	100	1993	1993	3	100	800	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	500	
4	0060	CARPORT F	0	100	20	20	400.00	UT	3.00	3.00	100	0	0	3	100	1,200	
5	0166	CONC,PAVMT	0	100	0	0	1,445.00	UT	2.00	2.00	100	2017	2017	3	100	2,890	
6	0030	BARN,MT	0	100	0	0	1.00	UT	13,500.00	13,500.00	100	2025	2024		100	13,500	
7	0251	LEAN TO W/	0	100	0	0	1.00	UT	2,300.00	2,300.00	100	2025	2024		100	2,300	
8	0120	CLFENCE 4	0	100	0	0	1.00	UT	300.00	300.00	100	2025	2024		100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,809
TOTAL MARKET OB/XF VALUE		21,715
TOTAL LAND VALUE - MARKET		17,935
TOTAL MARKET VALUE		315,459
SOH/AGL Deduction		83,884
ASSESSED VALUE		231,575
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		180,164
TOTAL JUST VALUE		315,459
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,475

SALE:1:1: $.70 STAMPS

XFOB:1:1: PALM HARBOR MH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048829	Storage Building	22,000	12/11/2023
35254	SFR	888	05/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1109/1274	1/29/2007	QC	Q	I	01	100
GRANTOR: DENISE LAND						
GRANTEE: DENISE LYNN & DONAL						
0796/0893	6/17/1994	QC	Q	I	01	0
GRANTOR: RAYMOND LAND						
GRANTEE: DENISE LAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N9 W18 S14 E15 N2 R3 U3 $ D3 L3 S2 W15 N9 W13 S51 E12 N1 FOP= E16 N13 W6 S7 W10 S6$ N6 E10 N7 E6 FGR= S18 E20 N20 W20 S2$ N2 E20 N31$.

LAND DESCRIPTION

TOTAL OB/XF 21,715

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	170.00	240.00	0.94	AC		1.00	1.00	1.06	18,000.00	19,080.00	17,935							

REVIEW DATE 02/15/2024 BY JB Total Acres: 0.94 Total Land Value: 17,935 Market: 0 Agricultural: 0 Common: 17,935 PRINTED 11/17/2026 BY SYS