COMM SW COR OF NW1/4 OF SE1/4, R
E R/W OF A CO GRADED RD, RUN N 1
POB, CONT N 257.32 FT, E 855.73

ALQUBAISI AHMED M/O'STEEN LONNIE A
1337 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08915-015

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	07	CONC TILE 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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	1,570	100		1,570	136,349
FGR	526	55		289	25,098
FOP	32	30		10	868
FUS	598	100		598	51,934
TOTALS	2,726			2,467	214,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,467	121.4640	133.61	329,616	1999	1999	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 2168 HX Base Yr

1337 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	214,250
TOTAL MARKET OB/XF VALUE	44,961
TOTAL LAND VALUE - MARKET	60,600
TOTAL MARKET VALUE	319,811
SOH/AGL Deduction	0
ASSESSED VALUE	319,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,811
TOTAL JUST VALUE	319,811
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,708

SALE:1:1: 5.05 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38202	STORAGE	288	06/06/2019
11944	SFR	285	12/10/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1485/405	2/22/2023	QC	U	I	11	100
GRANTOR: ALQUBAISI AHMED M						
GRANTEE: ALQUBAISI AHMED M						
1483/1571	1/27/2023	QC	P	I	98	100
GRANTOR: ALQUBAISI AHMED M						
GRANTEE: ALQUBAISI AHMED M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= 1570$ FUS= 598$ FGR= 526$ FOP= 32$.

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	0166	CONC,PAVMT	0	0	0	0	4,066.00	UT	1.50	1.50	50	1999	1999	3	50	3,050	
2	0258	PATIO	0	0	0	0	1,074.00	UT	1.50	1.50	100	1999	1999	3	100	1,611	
3	0060	CARPORT F	0	0	20	30	600.00	UT	5.00	5.00	100	2000	2000	3	100	3,000	
4	0030	BARN,MT	0	0	24	40	960.00	UT	10.00	10.00	100	2012	2012	3	100	9,600	
5	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2017	2017	3	100	1,200	
6	0031	BARN,MT AE	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	26,000	
7	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	500	

LAND DESCRIPTION

TOTAL OB/XF 44,961

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	0		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 10/01/2019 BY RP Total Acres: 5.05 Total Land Value: 60,600 Market: 0 Agricultural: 0 Common: 60,600 PRINTED 11/17/2026 BY SYS