

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	12	HARDWOOD	50
Interior Floor	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
BAS	1,570	100	
FGR	526	55	
FOP	32	30	
FUS	598	100	
TOTALS	2,726		

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	138.47	341,605	1999	1999	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			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			222,043
TOTAL MARKET OB/XF VALUE			44,961
TOTAL LAND VALUE - MARKET			60,600
TOTAL MARKET VALUE			327,604
SOH/AGL Deduction			0
ASSESSED VALUE			327,604
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			327,604
TOTAL JUST VALUE			327,604
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			318,658
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							

EXTRA FEATURES																	
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	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	
TOTAL OB/XF 44,961																	

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS= 1570\$ FUS= 598\$ FGR= 526\$ FOP= 32\$.													

LAND DESCRIPTION														TOTAL OB/XF 44,961										
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	0		A-1	0.00	0.00	5.05	AC		1.00	1.00	1.00	12,000.00	12,000.00	60,600							