NE1/4 OF NW1/4 AS LIES S OF WEST
AC PARCEL BEING APPROX THE N 70.
SE1/4 OF NW1/4 AS DESC IN ORB 85

HUNTER MICHAEL STEPHEN/HUNTER BRENDA
922 SW WESTER DR
LAKE CITY, FL 32024

2027

31-4S-17-08920-000

BUILDING CHARACTERISTICS

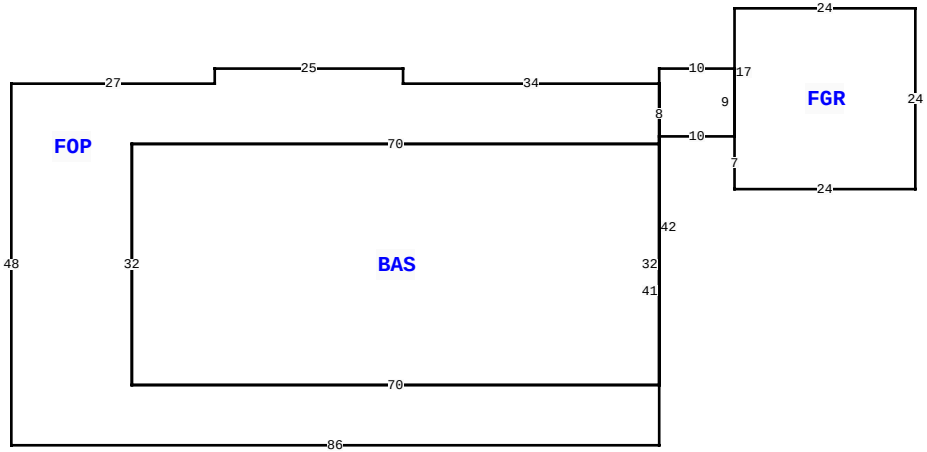
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06
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	2,240	100		2,240	227,341
FGR	576	55		317	32,173
FOP	2,028	30		608	61,707
TOTALS	4,844			3,165	321,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,165	112.5180	123.77	391,732	2007	2007	0	0	0	18.00	82.00

2 SINGLE FAM 100% - 2000 Heated Area: 2240 HX Base Yr 2025



922 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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	12	120.00	UT	5.00	5.00	60	1994	1994	3	60	360	
2	0297	SHED CONCR	0	100	10	12	120.00	UT	7.50	7.50	60	1994	1994	3	60	540	
3	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
4	0296	SHED METAL	0	100	10	12	120.00	UT	5.00	5.00	60	1993	1993	3	60	360	
5	0070	CARPORT UF	0	100	18	20	360.00	UT	3.00	3.00	100	1993	1993	3	100	1,080	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
7	0120	CLFENCE 4	0	100	0	0	1.00	UT	400.00	400.00	100	2023	2022		100	400	
8	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	
9	0280	POOL R/CON	0	100	15	28	420.00	UT	70.00	70.00	100	2024	2023		97	28,518	
10	0166	CONC,PAVMT	0	100	21	35	315.00	UT	3.00	3.00	100	2024	2023		100	945	

LAND DESCRIPTION

TOTAL OB/XF 41,783

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	8.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	85,000							

REVIEW DATE 03/04/2026 BY robin Total Acres: 8.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 11/17/2026 BY SYS

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	321,220
TOTAL MARKET OB/XF VALUE	41,783
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	448,003
SOH/AGL Deduction	161,254
ASSESSED VALUE	286,749
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	235,338
TOTAL JUST VALUE	448,003
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	453,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047502	Swimming Pool and	65,000	06/20/2023
000046849	Roof Replacement	16,000	03/28/2023
000044638	Mobile Home		06/08/2022
24686	SFR	683	06/28/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1531/1280	12/31/2024	WD	U	I	11	100
GRANTOR: MCFATTER KALI HUNTER						
GRANTEE: HUNTER MICHAEL STEP						
1516/671	3/30/2024	WD	U	I	11	100
GRANTOR: HUNTER MICHAEL STEPHE						
GRANTEE: MCFATTER KALI HUNTE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W70 S32 E70 N32$ FOP= N8 W34 N2 W25 S2 W27 S48 E86 N41 E10 FGR= S7 E24 N24 W24 S17$ N9 W10 S42 W70 N32 E70$.