

NEL/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

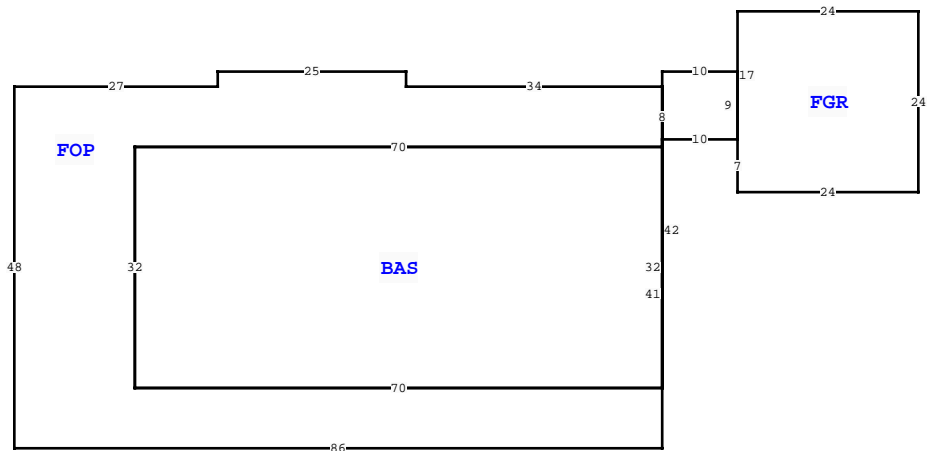
2026

31-4S-17-08920-000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,240	100	
FGR	576	55	
FOP	2,028	30	
TOTALS	4,844		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2	SINGLE FAM	100% - 2000		126.02	398,853	2007	2007	0	0	18.00	82.00
Heated Area: 2240 HX Base Yr 2025											



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			327,059
TOTAL MARKET OB/XF VALUE			41,783
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			453,842
SOH/AGL Deduction			175,445
ASSESSED VALUE			278,397
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			226,986
TOTAL JUST VALUE			453,842
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			449,625

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						

EXTRA FEATURES		922 SW WESTER DR, LAKE CITY	
L N	OB/XF CODE	DESCRIPTION	BLD CAP
1	0296	SHED METAL	0 100 10 12
2	0297	SHED CONCR	0 100 10 12
3	0070	CARPORT UF	0 100 18 20
4	0296	SHED METAL	0 100 10 12
5	0070	CARPORT UF	0 100 18 20
6	0070	CARPORT UF	0 100 0 0
7	0120	CLFENCE 4	0 100 0 0
8	9945	Well/Sept	0 100 0 0
9	0280	POOL R/CON	0 100 15 28
10	0166	CONC, PAVMT	0 100 21 35

TOTAL OB/XF												41,783				
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	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	

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\$.	

LAND DESCRIPTION		TOTAL OB/XF																						
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	100		A-1	0.00	0.00	8.50	AC		1.00	1.00	1.00	10,000.00	10,000.00	85,000							