

COMM NW COR OF SEC, RUN S 139.20  
 WESTER RD FOR POB, CONT S 957.14  
 1446.38 FT, N 949.53 FT TO S R/W

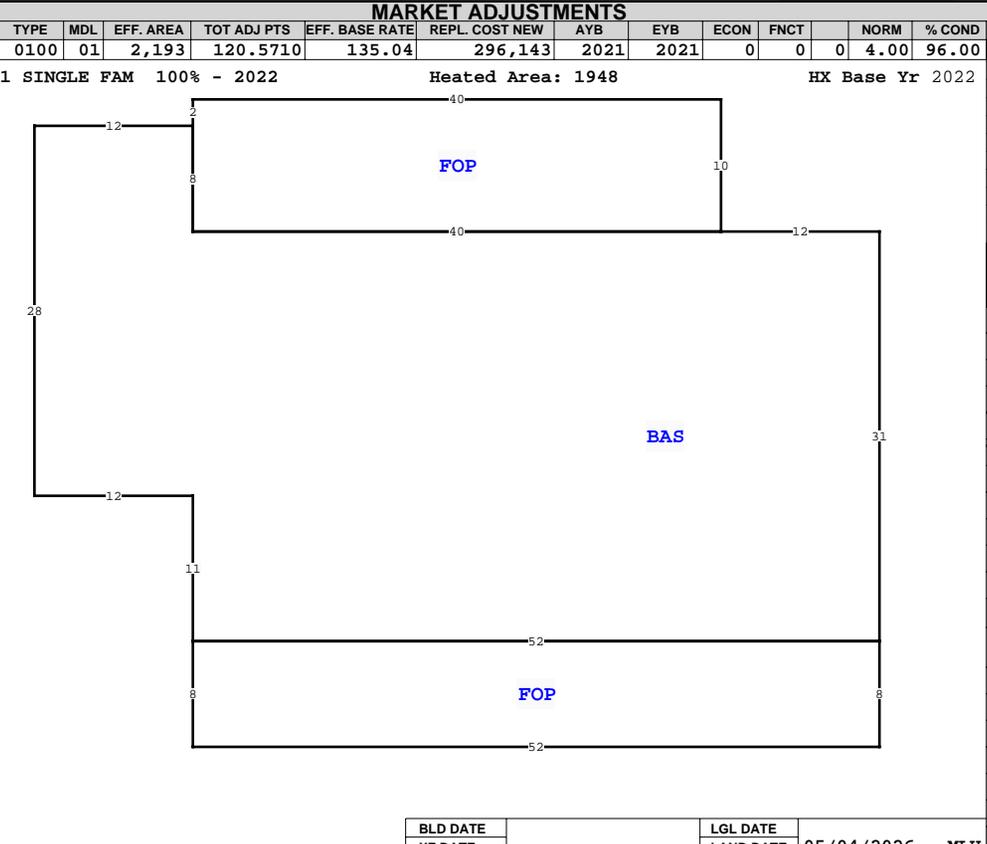
SITERS PATRICK K/SITERS LINDA A  
 304 SW WESTER DR  
 LAKE CITY, FL 32024-1818

2026

31-4S-17-08921-001



ELEMENT		CD	CONSTRUCTION		
Exterior Wall	32	HARDIE BRD	100		
Exterior Wall	00	N/A	0		
Roof Structure	08	IRREGULAR	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	05	DRYWALL	100		
Interior Floor	13	LAM/VNLPLK	100		
Interior Floor	00	N/A	0		
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		
Units		0	100		
Condition Adj	03	03	100		
Kitchen Adjus	01	01	100		
Quality	07	07			
DOR CODE	5000	IMPROVED AG			
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	1,948	100		1,948	252,536
FOP	400	30		120	15,557
FOP	416	30		125	16,205
TOTALS	2,764			2,193	284,297



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE			284,297
TOTAL MARKET OB/XF VALUE			34,500
TOTAL LAND VALUE - MARKET			192,000
TOTAL MARKET VALUE			344,147
SOH/AGL Deduction			158,124
ASSESSED VALUE			186,023
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE			134,612
TOTAL JUST VALUE			510,797
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			498,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043151	Mobile Home		11/12/2021
041150	STORAGE		01/13/2021
041133	SFR		

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/2690	6/13/2017	TR	Q	V	01	127,500
GRANTOR: JOHN K VREELAND TRUST						
GRANTEE: PATRICK K & LINDA A						
1244/1787	11/13/2012	PR	U	V	19	100
GRANTOR: JOHN K VREELAND (PR F						
GRANTEE: JOHN K VREELAND TRU						

BLD DATE		LGL DATE	
XF DATE	INC DATE	LAND DATE	AG DATE
		05/04/2026	MLU

BUILDING NOTES	
BAS=[ORIG=-31,-21] S28 E12 S11 E52 N31 W12 W40 N8 W12 \$ FOP=[ORIG=-19,-23] S2 S8 E40 N10 W40 \$ FOP=[ORIG=-19,18] S8 E52 N8 W52 \$	

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	0030	BARN,MT	0	100	0	0	1.00	UT	27,000.00	100	2022	2021		100	27,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	100	2022	2021		75	4,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION		TOTAL OB/XF															34,500							
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	5500	A	TIMBER 2	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	445.00	445.00	13,350							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	30.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	180,000							
3	0100	C	SFR	100					2.00	AC		1.00	1.00	1.00	6,000.00	6,000.00	12,000							