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

2027

31-4S-17-08921-001

BUILDING CHARACTERISTICS

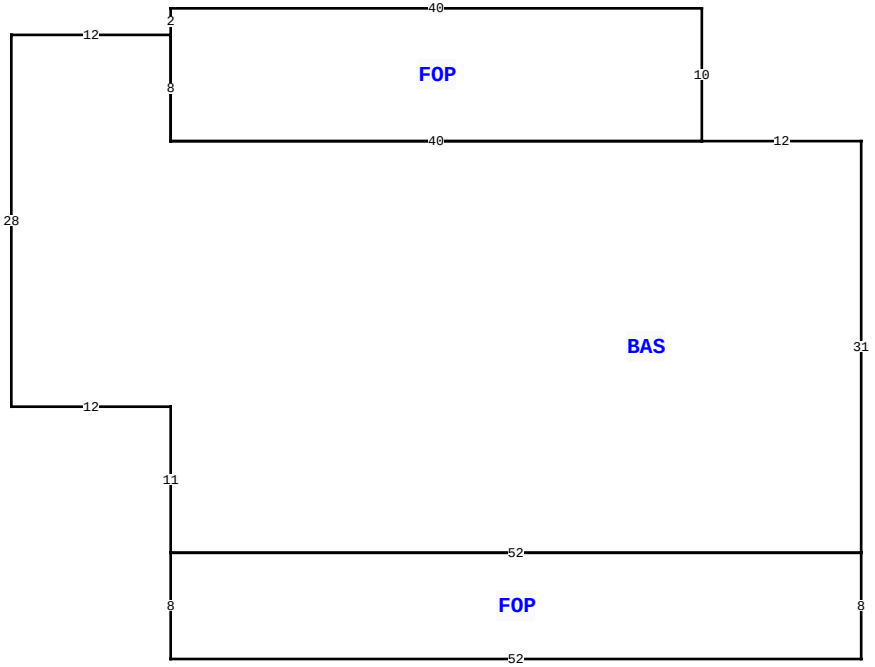
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	248,028
FOP	400	30		120	15,279
FOP	416	30		125	15,916
TOTALS	2,764			2,193	279,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	120.5710	132.63	290,858	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 1948 HX Base Yr 2022



304 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 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	0030	BARN,MT	0	100	0	0	1.00	UT	27,000.00	27,000.00	100	2022	2021		100	27,000	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
3	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		279,224
TOTAL MARKET OB/XF VALUE		34,500
TOTAL LAND VALUE - MARKET		192,000
TOTAL MARKET VALUE		339,074
SOH/AGL Deduction		147,871
ASSESSED VALUE		191,203
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		139,792
TOTAL JUST VALUE		505,724
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,797

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						

BUILDING NOTES

BUILDING DIMENSIONS

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 $
.

LAND DESCRIPTION

TOTAL OB/XF 34,500

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	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							

REVIEW DATE 02/22/2022 BY JB Total Acres: 32.00 Total Land Value: 25,350 Market: 180,000 Agricultural: 13,350 Common: 12,000 PRINTED 11/17/2026 BY SYS