OAK HAMMOCK S/D LOT 4.

WD 1449-1170, WD 1469-157

SHOUSE WEIDUS E/PANOZZO CRISTOVANO A
1254 SW WESTER DR
LAKE CITY, FL 32024

2026

31-4S-17-08921-104

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

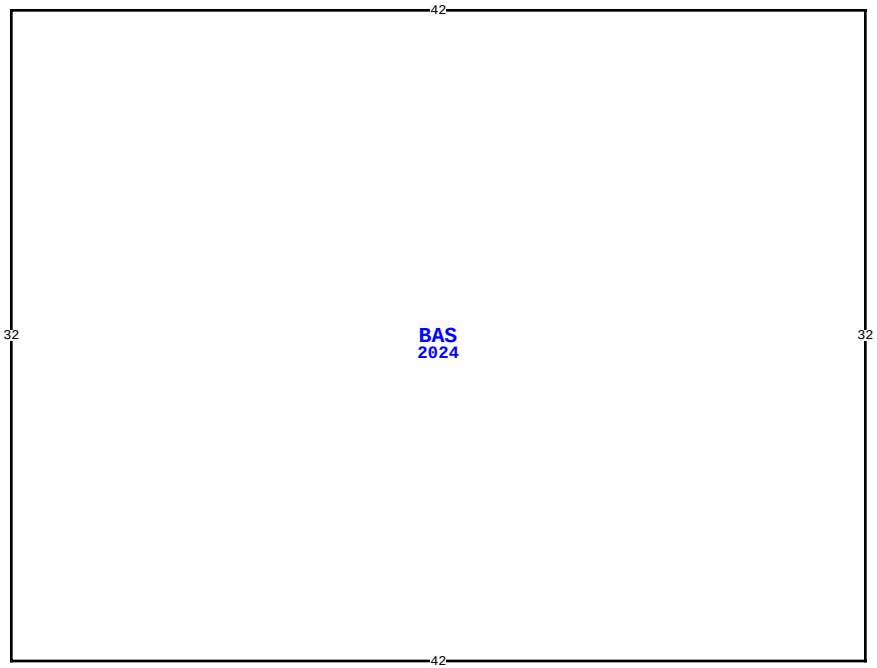
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	COPPER 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	31417.01	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	2024	1,344	182,922
TOTALS	1,344			1,344	182,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,344	124.0000	138.88	186,655	2023	2023	0	0	0	2.00	98.00

1 SINGLE FAM 100% - 2024 Heated Area: 1344 HX Base Yr 2024



1254 SW WESTER DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		182,922
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		64,000
TOTAL MARKET VALUE		246,922
SOH/AGL Deduction		0
ASSESSED VALUE		246,922
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		195,511
TOTAL JUST VALUE		246,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,788

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045338	New Residential C	200,000	08/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1469/157	10/07/2021	WD	U	V	11	100
GRANTOR: SUWANNEE HOLDINGS, LL						
GRANTEE: SHOUSE WEIDUS E						
1449/1170	10/07/2021	WD	Q	V	01	75,000
GRANTOR: SUWANNEE HOLDINGS LLC						
GRANTEE: SHOUSE WEIDUS E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=59,10] S32 E42 N32 W42 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	1.00	LT		1.00	1.00	1.00	64,000.00	64,000.00	64,000							

REVIEW DATE 12/06/2023 BY HC Total Acres: 5.57 Total Land Value: 64,000 Market: 0 Agricultural: 0 Common: 64,000 PRINTED 05/29/2026 BY SYS