AKA PRCL A-1, HILLCREST UNR: BEG OF SW1/4, RUN E 624.84 FT, S 9 D N 70 DEG W 411.16 FT TO PT OF A

PERRY WILLIAM G JR/PERRY KAREN S
153 SW BREEZY DR
LAKE CITY, FL 32025

2027

33-4S-17-08944-016

BUILDING CHARACTERISTICS

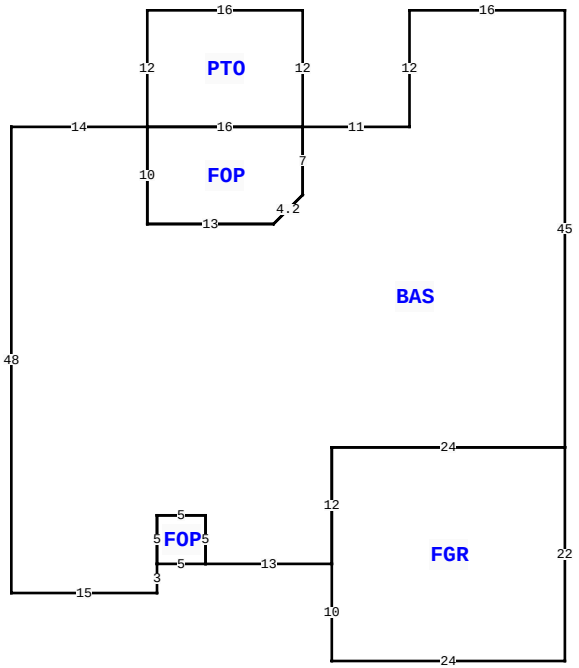
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	31	VINYL SID 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	33417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,334	100		2,334	239,008
FGR	528	55		290	29,697
FOP	25	30		8	819
FOP	156	30		47	4,813
PTO	192	5		10	1,024
TOTALS	3,235			2,689	275,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,689	121.8140	134.00	360,326	2002	2002	0	0	0	23.58	76.42

1 SINGLE FAM 100% - 2018 Heated Area: 2334 HX Base Yr 2018



153 SW BREEZY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0166	CONC,PAVMT	0	100	0	0	2,264.00	UT	2.00	2.00	100	2002	2002	3	100	4,528	
2	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	960	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		275,361
TOTAL MARKET OB/XF VALUE		6,388
TOTAL LAND VALUE - MARKET		73,580
TOTAL MARKET VALUE		355,329
SOH/AGL Deduction		105,978
ASSESSED VALUE		249,351
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		197,940
TOTAL JUST VALUE		355,329
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,322

LAND:1:1: PAVED ACCESS

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056265	Storage Building	23,600	08/04/2026
000054052	Screen Enclosure	15,000	09/15/2025
000052687	Roof Replacement	20,900	03/24/2025
000046950	Storage Building	8,500	04/12/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1278/2267	7/31/2014	WD	Q	I	01	197,000
GRANTOR: JUNG HO & WON HEE KIM						
GRANTEE: WILLIAM G JR & KARE						
0959/0133	7/29/2002	WD	Q	I		180,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: JUN HO & WON HEE KI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S12 W11 PTO= N12 W16 S12 E16$ FOP= W16 S10 E13 R3 U3 N7$ S7 D3 L3 W13 N10 W14 S48 E15 N3 FOP= E5 N5 W5 S5$ N5 E5 S5 E13 FGR= S10 E24 N22 W24 S12$ N12 E24 N45$.

LAND DESCRIPTION

TOTAL OB/XF 6,388

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	5.66	AC		1.00	1.00	1.00	13,000.00	13,000.00	73,580							

REVIEW DATE 04/28/2025 BY chuck Total Acres: 5.66 Total Land Value: 73,580 Market: 0 Agricultural: 0 Common: 73,580 PRINTED 11/17/2026 BY SYS