

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

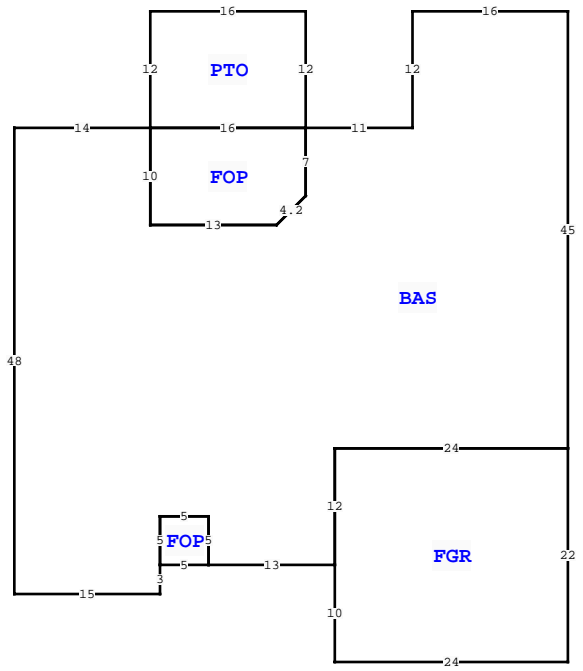
PERRY WILLIAM G JR/PERRY KAREN S 153 SW BREEZY DR LAKE CITY, FL 32025

2026

33-4S-17-08944-016

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	19	COMMON BRK	90
Exterior Wall	31	VINYL SID	10
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	2,334	100	
FGR	528	55	
FOP	25	30	
FOP	156	30	
PTO	192	5	
TOTALS	3,235		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2018								
Heated Area: 2334						HX Base Yr 2018					



COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 3	Tax Dist:		
BUILDING MARKET VALUE	280,354		
TOTAL MARKET OB/XF VALUE	6,388		
TOTAL LAND VALUE - MARKET	73,580		
TOTAL MARKET VALUE	360,322		
SOH/AGL Deduction	118,234		
ASSESSED VALUE	242,088		
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE	190,677		
TOTAL JUST VALUE	360,322		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	347,121		
LAND:1:1: PAVED ACCESS			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
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	Q	I	01	197,000
GRANTOR: JUNG HO & WON HEE KIM						
GRANTEE: WILLIAM G JR & KARE						
0959/0133	7/29/2002	WD Q	Q	I		180,000
GRANTOR: PETER W GIEBEIG						
GRANTEE: JUN HO & WON HEE KI						

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	0166	CONC, PAVMT	0	100	0	2,264.00	UT	2.00	2.00	100	2002	2002	3	100	4,528	
2	0070	CARPORT UF	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	600	
3	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	960	
4	0296	SHED METAL	0	100	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	300	

153 SW BREEZY DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026
INC DATE		AG DATE	MLU

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