PART OF LOT 57, CATALINA S/D PAR
FOLLOWS: COMM AT NW COR OF LOT 5
FT TO POB, E 96.09 FT, S 44.37 F

PERRY VICTORIA A/PERRY WILLIAM T
161 SE CLAUDIA WAY, APT 102
LAKE CITY, FL 32025

2027

34-3S-17-07018-062

BUILDING CHARACTERISTICS

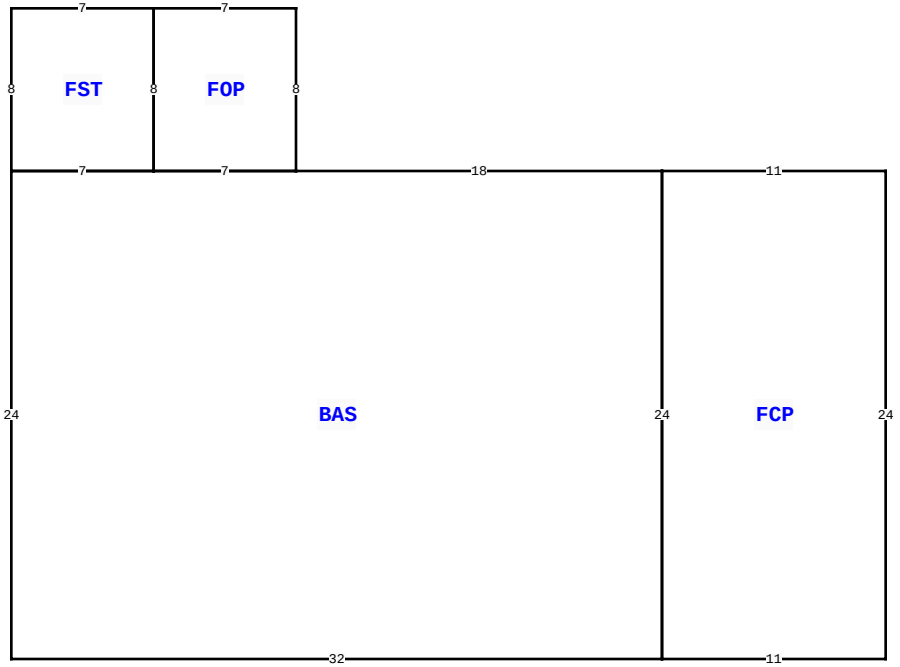
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		1 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	34317.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100		768	46,301
FCP	264	25		66	3,979
FOP	56	30		17	1,025
FST	56	55		31	1,869
TOTALS	1,144			882	53,174

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	882	115.5000	100.48	88,623	1983	1993	0	0	0	40.00	60.00

1 DUPLEX 100% - 2026 Heated Area: 768 HX Base Yr 2026



161 SE CLAUDIA WAY APT 102, LAKE CITY

BLD DATE		LGL DATE	04/21/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		53,174
TOTAL MARKET OB/XF VALUE		450
TOTAL LAND VALUE - MARKET		11,250
TOTAL MARKET VALUE		64,874
SOH/AGL Deduction		9,884
ASSESSED VALUE		54,990
TOTAL EXEMPTION VALUE	HX HB VP	39,990
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		64,874
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		64,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2142	3/03/2025	WD	U	I	37	101,000

GRANTOR: BRACKEN JOE

GRANTEE: PERRY VICTORIA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W18 W7 W7 S24 E32 N24 $
FCP=[ORIG=0,24] E11 N24 W11 S24 $
FOP=[ORIG=-18,0] N8 W7 S8 E7 $
FST=[ORIG=-25,0] N8 W7 S8 E7 $
.

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	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	250	

LAND DESCRIPTION

TOTAL OB/XF 450

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	0800	C	MULTI-FAM	100		RSF/MH	0.00	0.00	0.50	LT		1.00	1.00	1.00	22,500.00	22,500.00	11,250							

REVIEW DATE 09/03/2025 BY TP Total Acres: 0.11 Total Land Value: 11,250 Market: 0 Agricultural: 0 Common: 11,250 PRINTED 11/17/2026 BY SYS