LOT 54 EASTSIDE VILLAGE S/D.
715-48, WD 994-2595, WD 1030-125

ADAMS ROGER ROYCE/ADAMS DEBORAH DIANE
163 SW BECKY TER
LAKE CITY, FL 32025

2026

34-3S-17-07018-154

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

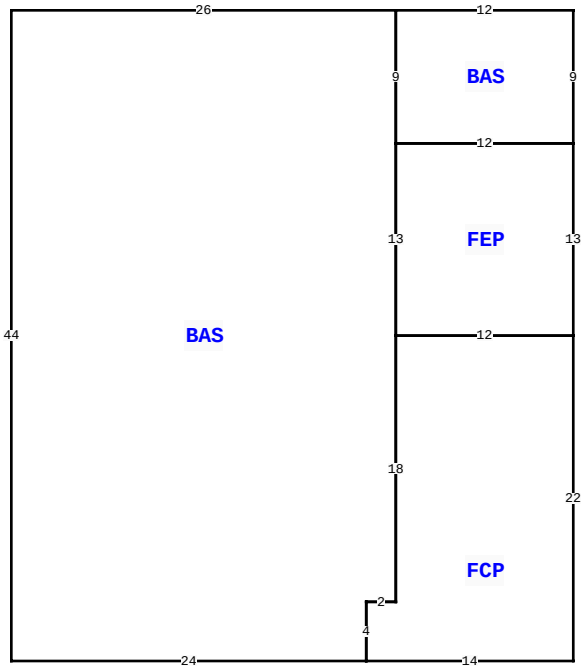
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 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 06
NEIGHBORHOOD/LOC	34317.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	108	100		108	10,342
BAS	1,136	100		1,136	108,783
FCP	272	25		68	6,512
FEP	156	80		125	11,970
TOTALS	1,672			1,437	137,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,437	114.0000	127.68	183,476	1989	2005	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2025 Heated Area: 1244 HX Base Yr 2025



163 SE BECKY TER, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		137,607
TOTAL MARKET OB/XF VALUE		2,440
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		162,547
SOH/AGL Deduction		35,461
ASSESSED VALUE		127,086
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		75,675
TOTAL JUST VALUE		162,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000046093	Roof Replacement	7,500	12/13/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1518/730	7/01/2024	WD	Q	I	01	204,900
GRANTOR: GOBER ROBERT A						
GRANTEE: ADAMS ROGER ROYCE						
1419/0881	9/10/2020	WD	U	I	19	135,000
GRANTOR: ROLAND GRIFFITH (PR						
GRANTEE: ROBERT A GOBER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 S44 E24 FCP= E14 N22 W12 S18 W2 S4$ N4 E2 N18 FEP= E12 N13 W12 S13$ N13 BAS= E12N9 W12 S9$ N9$.

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	1,000	
2	0294	SHED WOOD/	0	100	12	16	192.00	UT	7.50	7.50	100	2004	2004	3	100	1,440	

LAND DESCRIPTION

TOTAL OB/XF 2,440

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		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 09/11/2024 BY TP Total Acres: 0.17 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 03/30/2026 BY SYS