LOT 70 EASTSIDE VILLAGE S/D.
771-841, PB 1453-2003, PB 1485-6

BRETTHAUER CANDACE/BRETTHAUER LARRY D SR
216 SE JENESE WAY
LAKE CITY, FL 32025

2026

34-3S-17-07018-170

BUILDING CHARACTERISTICS

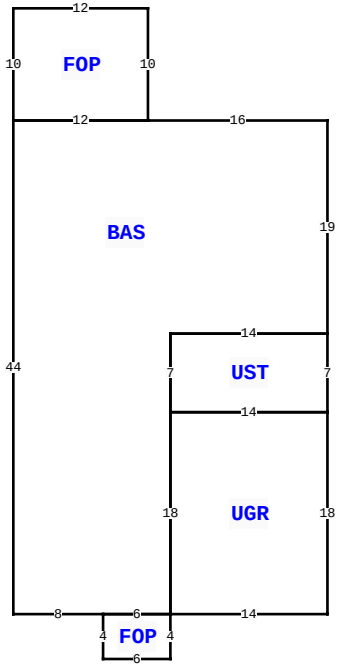
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	13	LAM/VNLPLK 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	882	100		882	82,389
FOP	24	30		7	654
FOP	120	30		36	3,363
UGR	252	45		113	10,555
UST	98	45		44	4,110
TOTALS	1,376			1,082	101,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,082	128.3160	143.71	155,494	1993	1993	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2026 Heated Area: 882 HX Base Yr 2026



216 SE JENESE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 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	1.00	UT	0.00	0.00	100	0	0	3	100	1,022	
2	0080	DECKING	0	100	0	0	1.00	UT	500.00	500.00	100	2025	2024		100	500	
3	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		95	5,700	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		101,071
TOTAL MARKET OB/XF VALUE		7,222
TOTAL LAND VALUE - MARKET		22,500
TOTAL MARKET VALUE		130,793
SOH/AGL Deduction		88,638
ASSESSED VALUE		42,155
TOTAL EXEMPTION VALUE	HX HB DX SX	42,155
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		130,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052757	Generator		03/28/2025
6628	SFR	21,000	12/02/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/2303	5/07/2025	LE	U	I	14	100
GRANTOR: BRETTHAUER CANDACE						
GRANTEE: BRETTHAUER CANDACE						
1533/584	2/12/2025	WD	Q	I	01	158,500
GRANTOR: ARLENE J LESSARD REVO						
GRANTEE: BRETTHAUER CANDACE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W16 W12 S44 E8 E6 N18 N7 E14 N19 $
UGR=[ORIG=-14,44] E14 N18 W14 S18 $
FOP=[ORIG=-16,0] N10 W12 S10 E12 $
UST=[ORIG=-14,26] E14 N7 W14 S7 $
FOP=[ORIG=-20,44] S4 E6 N4 W6 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,222

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 03/09/2026 BY robin Total Acres: 0.14 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 06/11/2026 BY SYS