LOT 1 EASTSIDE VILLAGE UNIT 4.

759-1661, DC 869-591, PB 901-19

WOODS REBA K
179 SE TRISTIN LN
LAKE CITY, FL 32025

2027

34-3S-17-07018-401

BUILDING CHARACTERISTICS

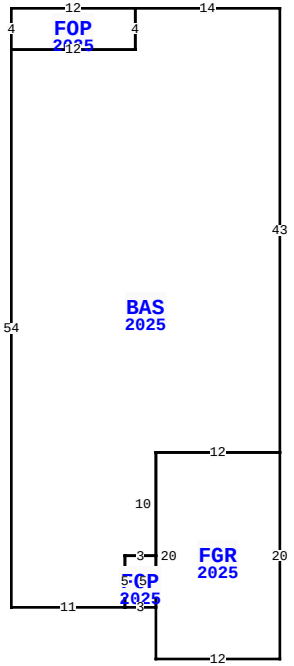
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
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	1,265	100	2025	1,265	143,269
FGR	240	55	2025	132	14,950
FOP	15	30	2025	4	453
FOP	48	30	2025	14	1,586
TOTALS	1,568			1,415	160,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,415	104.0000	114.40	161,876	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 0% - 2025 Heated Area: 1265 HX Base Yr



179 SE TRISTIN LN, LAKE CITY

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

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	160,257
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	22,500
TOTAL MARKET VALUE	183,837
SOH/AGL Deduction	0
ASSESSED VALUE	183,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	183,837
TOTAL JUST VALUE	183,837
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	186,751

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000049841	New Residential C	160,000	05/17/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1572/2389	7/16/2026	WD	Q	I	01	210,000
GRANTOR: CANNON BRIAN P						
GRANTEE: WOODS REBA K						
1199/2691	6/04/2010	WD	Q	V	01	21,000
GRANTOR: JOHN W KEEN						
GRANTEE: BRIAN P CANNON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,-20] W14 S4 W12 S54 E11 N5 E3 N10 E12 N43 $
FOP=[YR=2025;ORIG=-36,-20] E12 S4 W12 N4 $
FGR=[YR=2025;ORIG=-22,23] E12 S20 W12 N20 $
FOP=[YR=2025;ORIG=-25,33] E3 S5 W3 N5 $
.

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	0	0	0	360.00	UT	3.00	3.00	100	2025	2024		100	1,080	

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00	22,500							

REVIEW DATE 02/27/2026 BY robin Total Acres: 0.20 Total Land Value: 22,500 Market: 0 Agricultural: 0 Common: 22,500 PRINTED 11/17/2026 BY SYS