COMM SW COR OF SEC, RUN N 60.61
CR-238, RUN E 147.5 FT, N 315 FT
139 FT, N 656.32 FT, W 139 FT, S

PETRIK LANDON LEE/ERVIN PHYLLIS E
169 SE HORACE WITT WAY
LAKE CITY, FL 32025

2027

35-5S-17-09520-000

BUILDING CHARACTERISTICS

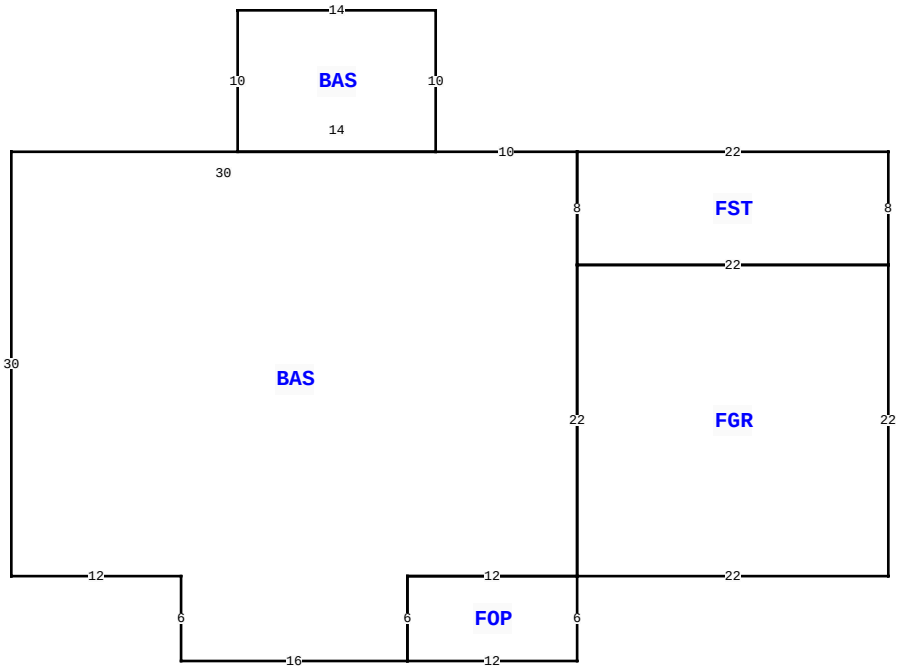
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC		35517.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100		140	13,108
BAS	1,296	100		1,296	121,347
FGR	484	55		266	24,906
FOP	72	30		22	2,060
FST	176	55		97	9,083
TOTALS	2,168			1,821	170,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,821	121.6000	133.76	243,577	1971	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2025 Heated Area: 1436 HX Base Yr



169 SE HORACE WITT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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	0	17	17	289.00	UT	1.12	1.12	100	0	0	3	100	324	
2	0297	SHED CONCR	0	0	10	12	120.00	UT	4.30	4.30	100	2017	2017	3	100	516	
3	9947	Septic	0	0	0	0	1.00	UT	3,000.00	3,000.00	100			3	100	3,000	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	182,474
TOTAL MARKET OB/XF VALUE	4,040
TOTAL LAND VALUE - MARKET	33,600
TOTAL MARKET VALUE	220,114
SOH/AGL Deduction	0
ASSESSED VALUE	220,114
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,114
TOTAL JUST VALUE	220,114
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054007	Electrical Servic		09/09/2025
000052239	Roof Replacement	15,183	02/04/2025
16336	M H	125	11/29/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1530/702	12/26/2024	WD	Q	I	01	284,900
GRANTOR: DEAS CHARLES E						
GRANTEE: PETRIK LANDON LEE						
0837/2133	4/08/1997	WD	Q	I		61,000
GRANTOR: DOROTHY P & WILLIAM S						
GRANTEE: CHARLES DEAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W10 W30 S30 E12 S6 E16 N6 E12 N22 N8 $
FGR=[ORIG=0,30] E22 N22 W22 S22 $
FST=[ORIG=0,8] E22 N8 W22 S8 $
BAS=[ORIG=-10,0] N10 W14 S10 E14 $
FOP=[ORIG=-12,36] E12 N6 W12 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,040

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		A-1	0.00	0.00	1.10	AC		1.00	1.00	1.00	16,000.00	16,000.00	17,600							
2	0102	C	SFR/MH	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	16,000							

REVIEW DATE 10/07/2025 BY tommy Total Acres: 2.10 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/17/2026 BY SYS

COMM SW COR OF SEC, RUN N 60.61
CR-238, RUN E 147.5 FT, N 315 FT
139 FT, N 656.32 FT, W 139 FT, S

PETRIK LANDON LEE/ERVIN PHYLLIS E
169 SE HORACE WITT WAY
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2027

35-5S-17-09520-000

BUILDING CHARACTERISTICS

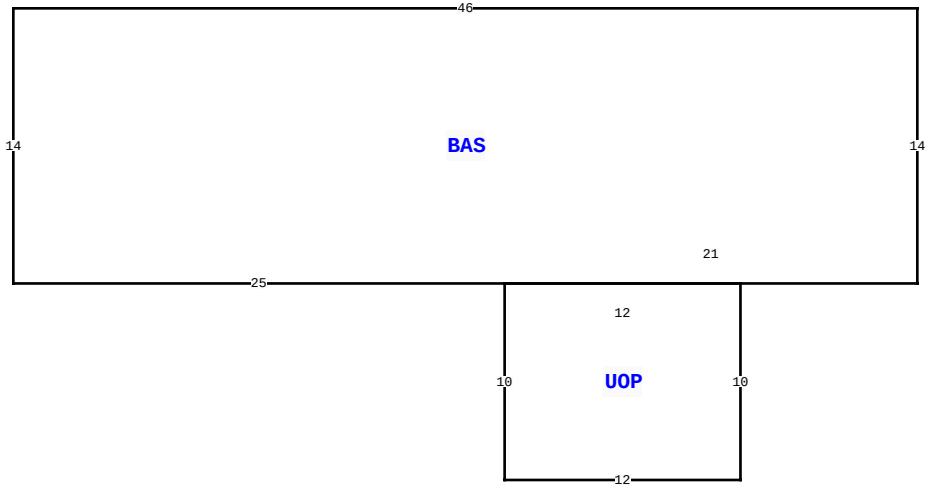
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0102	SFRES/MOBILE HOME
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	35517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	644	100		644	11,438
UOP	120	25		30	533
TOTALS	764			674	11,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	674	74.0050	44.40	29,926	1992	1992	0	0	0	60.00	40.00

2 MOBILE HME 0% - 2025 Heated Area: 644 HX Base Yr



169 SE HORACE WITT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 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

COLUMBIA COUNTY PROPERTY

PAGE 2 of 2 3

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	220,114
TOTAL JUST VALUE	220,114
NCON VALUE	0
INCOME VALUE	
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GRANTEE: PETRIK LANDON LEE						
0837/2133	4/08/1997	WD	Q	I		61,000
GRANTOR: DOROTHY P & WILLIAM S						
GRANTEE: CHARLES DEAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46S14 E25 UOP= S10 E12N10 W12$ E21 N14$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/07/2025 BY tommy Total Acres: 2.10 Total Land Value: 33,600 Market: 0 Agricultural: 0 Common: 33,600 PRINTED 11/17/2026 BY SYS