COMM NE COR OF S1/2 OF NE1/4,
S 773.59 FT FOR POB, CONT S
556.01 FT TO SE COR OF NE1/4,

READER MICHAEL EDWARD/READER KIMBERLY BOHEN
195 SW WAVERLY LN
LAKE CITY, FL 32024

2027

36-3S-15-00302-105

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 01

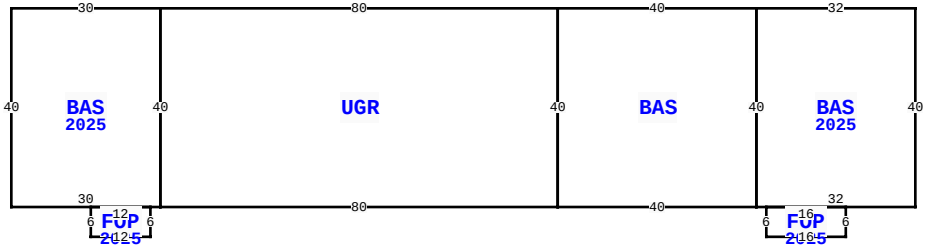
NEIGHBORHOOD/LOC 36315.00 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,600	100		1,600	123,739
BAS	1,200	100	2025	1,200	92,804
BAS	1,280	100	2025	1,280	98,991
FOP	72	30	2025	22	1,701
FOP	96	30	2025	29	2,243
UGR	3,200	45		1,440	111,365
TOTALS	7,448			5,571	430,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0187	01	5,571	111.7200	87.14	485,457	2016	2016	0	0	0	11.25	88.75

1 SFR/PREMTL 100% - 2018 Heated Area: 4080 HX Base Yr 2018



195 SW WAVERLY LN, LAKE CITY

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/04/2026 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	100	0	0	1,792.00	UT	2.00	2.00	100	2016	2016	3	100	3,584	
2	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2025	2024		90	5,400	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	430,843
TOTAL MARKET OB/XF VALUE	8,984
TOTAL LAND VALUE - MARKET	96,330
TOTAL MARKET VALUE	536,157
SOH/AGL Deduction	78,695
ASSESSED VALUE	457,462
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	406,051
TOTAL JUST VALUE	536,157
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	547,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048923	Solar Power Syste	135,000	12/28/2023
33802	STORAGE	263	03/03/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0430	1/29/2016	WD	Q	V	03	36,000
GRANTOR: NUVIEW IRA FBO GEORGE						
GRANTEE: MICHAEL EDWARD & KI						
1296/1493	6/09/2015	WD	Q	V	01	30,000
GRANTOR: L DARRYL DUFFE (INDIV						
GRANTEE: NUVIEW IRA FBO GEOR						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[ORIG=-141,0] W80 S40 E80 N40 $
BAS=[ORIG=-101,0] W40 S40 E40 N40 $
BAS=[YR=2025;ORIG=-251,0] E30 S40 W30 N40 $
FOP=[YR=2025;ORIG=-235,40] E12 S6 W12 N6 $
BAS=[YR=2025;ORIG=-101,0] E32 S40 W32 N40 $
FOP=[YR=2025;ORIG=-99,40] E16 S6 W16 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 8,984

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		A-1	0.00	0.00	10.14	AC		1.00	1.00	1.00	9,500.00	9,500.00	96,330							

REVIEW DATE 06/12/2025 BY KS Total Acres: 10.14 Total Land Value: 96,330 Market: 0 Agricultural: 0 Common: 96,330 PRINTED 11/16/2026 BY SYS