COMM SW COR, RUN NE 43.79 FT
TO E R/W OF RD, N ALONG R/W
525.59 FT FOR POB, RUN E 642.7

REGISTER BRENDA G
163 SW WALTER AVE
LAKE CITY, FL 32024

2027

36-4S-16-03308-000

BUILDING CHARACTERISTICS

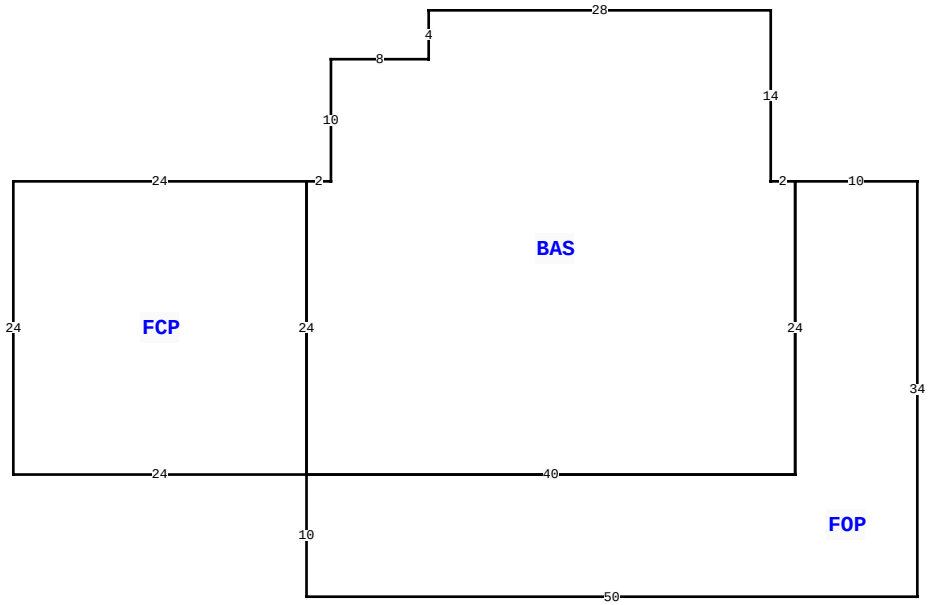
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,432	100		1,432	72,090
FCP	576	25		144	7,249
FOP	740	30		222	11,176
TOTALS	2,748			1,798	90,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	70.4130	77.45	139,255	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 1432 HX Base Yr 2019



163 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
3	0252	LEAN-TO W/	0	100	12	24	1.00	UT	0.00	0.00	100	1993	1993	3	100	302	
4	0294	SHED WOOD/	0	100	24	20	1.00	UT	0.00	0.00	100	1955	1955	3	100	1,500	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	150	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 2 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		99,331
TOTAL MARKET OB/XF VALUE		2,752
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		152,083
SOH/AGL Deduction		49,237
ASSESSED VALUE		102,846
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		46,435
TOTAL JUST VALUE		152,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,892

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1338/2518	6/12/2017	WD	U	I	11	100

GRANTOR: SHIRLEY M REGISTER

GRANTEE: ROGER D JR & BRENDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 S4 W8 S10 W2 FCP= W24 S24 E24 N24$ S24 FOP= S10E50 N34 W10 S24 W40 $ E40 N24 W2 N14$.

LAND DESCRIPTION

TOTAL OB/XF 2,752

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	1.50	AC		1.00	1.00	1.00	20,000.00	20,000.00	30,000							
2	0100	C	SFR	0		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	20,000.00	20,000.00	20,000							

REVIEW DATE 01/27/2026 BY JB Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS

COMM SW COR, RUN NE 43.79 FT
TO E R/W OF RD, N ALONG R/W
525.59 FT FOR POB, RUN E 642.7

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163 SW WALTER AVE
LAKE CITY, FL 32024

2027

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BUILDING CHARACTERISTICS

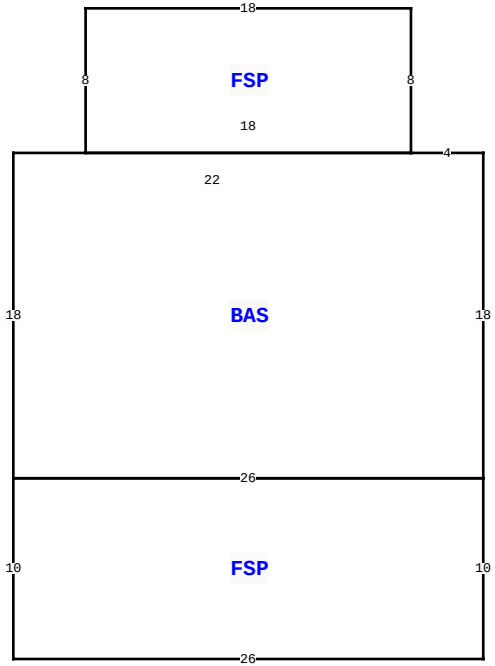
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	01	01
DOR CODE	0101	SFRES/SFRES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	468	100		468	6,549
FSP	144	40		58	812
FSP	260	40		104	1,455
TOTALS	872			630	8,815

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	630	50.8800	55.97	35,261	1955	1955	0	40	0	35.00	25.00

2 SINGLE FAM 0% - 2019 Heated Area: 468 HX Base Yr 2019



147 SW QUILLINGS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/20/2026 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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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,892

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GRANTOR: SHIRLEY M REGISTER

GRANTEE: ROGER D JR & BRENDA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W4 FSP= N8 W18 S8 E18$ W22 S18 FSP= S10 E26 N10 W26$E26 N18$.

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 01/27/2026 BY JB Total Acres: 2.50 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 11/17/2026 BY SYS