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

2026

36-4S-16-03308-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

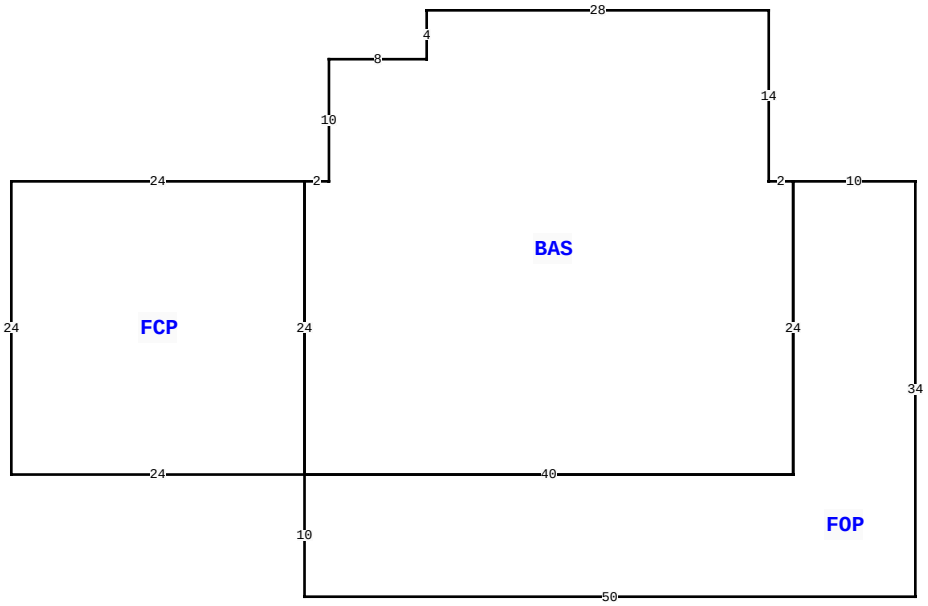
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 90
Roof Cover	03	COMP SHNGL 10
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	74,716
FCP	576	25		144	7,513
FOP	740	30		222	11,583
TOTALS	2,748			1,798	93,811

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	80.27	144,325	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	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		102,946
TOTAL MARKET OB/XF VALUE		2,752
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		155,698
SOH/AGL Deduction		57,312
ASSESSED VALUE		98,386
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		41,975
TOTAL JUST VALUE		155,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,892

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$.

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	

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 05/11/2026 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

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

2026

36-4S-16-03308-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

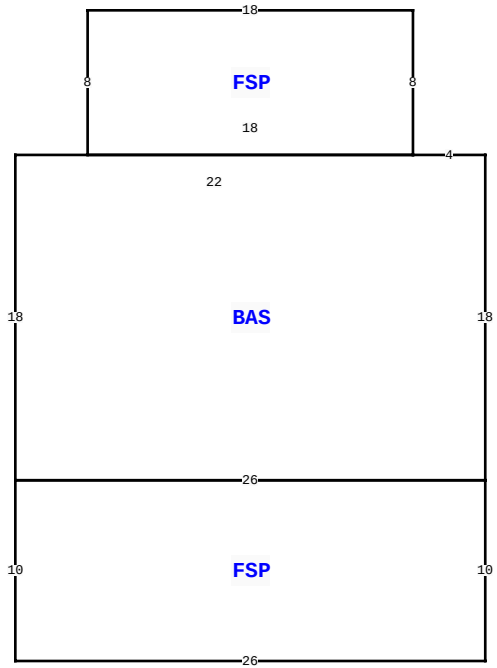
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 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	6,786
FSP	144	40		58	841
FSP	260	40		104	1,508
TOTALS	872			630	9,135

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	58.00	36,540	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

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XF DATE		LAND DATE	04/20/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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TOTAL JUST VALUE		155,698
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,892

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

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/11/2026 BY SYS