

THE S 227.21 FT OF N1/2 OF SW1/4  
S 227.31 FT OF N1/2 OF SE1/4 OF  
02-5S-16 LYING E OF WALTER LITTL

RISTER LAURA LEE/THOMAS ANN MARIE  
649 SW WALTER AVE  
LAKE CITY, FL 32024

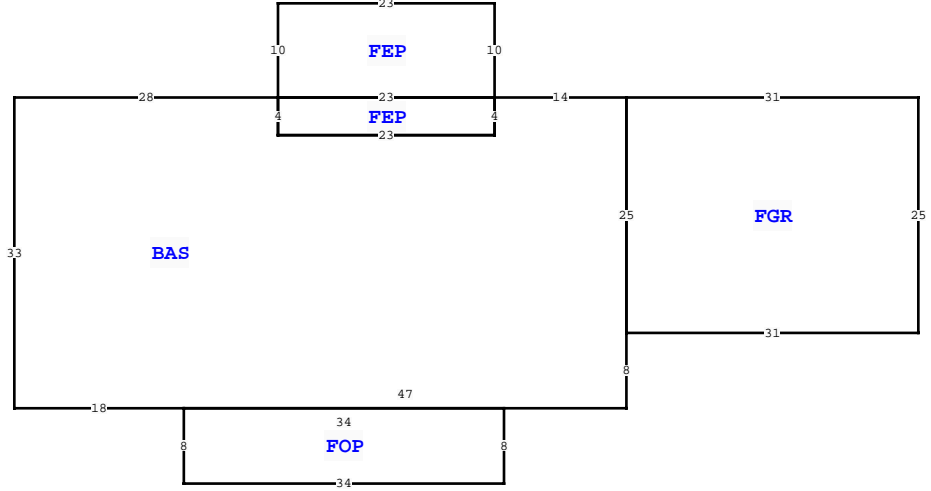
**2026**

01-5S-16-03397-008  
01-5S-16-03397-008

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
Interior Floor	14	CARPET 90
Interior Floor	13	LAM/VNLPLK 10
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

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,819	106.0800	120.93	340,902	1976	1995		0	0	30.00	70.00

1 SINGLE FAM 100% - 2026 Heated Area: 2053 HX Base Yr 2026



EXTRA FEATURES					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,053	100		2,053	173,788
FEP	92	80		74	6,264
FEP	230	80		184	15,576
FGR	775	55		426	36,061
FOP	272	30		82	6,941
<b>TOTALS</b>	<b>3,422</b>			<b>2,819</b>	<b>238,631</b>

649 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026
INC DATE		AG DATE	MLU

COLUMBIA COUNTY PROPERTY		
VALUATION SUMMARY		PAGE 1 of 1
VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		238,631
TOTAL MARKET OB/XF VALUE		7,880
TOTAL LAND VALUE - MARKET		61,200
TOTAL MARKET VALUE		307,711
SOH/AGL Deduction		0
ASSESSED VALUE		307,711
TOTAL EXEMPTION VALUE	HX HB 13	307,711
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		307,711
NCON VALUE		6,480
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,201

SALE:2:1: 1.65 AC PLUS IMP  
SALE:1:1: ADDING 3 AC PARCEL TO EXISTING PRCL

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1539/505	4/11/2025	WD	Q	I	01	392,000
GRANTOR: CADY ELIZABETH						
1476/510	9/23/2022	WD	U	I	30	362,000
GRANTOR: MYERS CURTIS R						
GRANTEE: CADY ELIZABETH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS= W14 FEP= N10 W23 S10 E23\$ FEP= W23 S4 E23 N4 \$ S4 W23 N4 W28 S33 E18 FOP= S8 E34 N8 W34\$E47 N8 FGR= E31 N25 W31 S25\$ N25\$.	

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
1	0166	CONC, PAVMT	0	100	0	1.00	UT	0.00	0.00	100	0	0	3	100	200	
2	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0040	BARN, POLE	0	100	36	1,296.00	UT	5.00	5.00	100	2026	2025		100	6,480	

LAND DESCRIPTION		TOTAL OB/XF																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH 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	5.10	AC		1.00	1.00	1.00	12,000.00	12,000.00	61,200							