LOT 18 CREEKSIDE S/D.
WD 1011-247, WD 1025-2971,
QC 1111-1954, QC 1119-54

RICE JAMES R
141 SW LUCY CT
LAKE CITY, FL 32025

2025

12-4S-16-02939-118

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

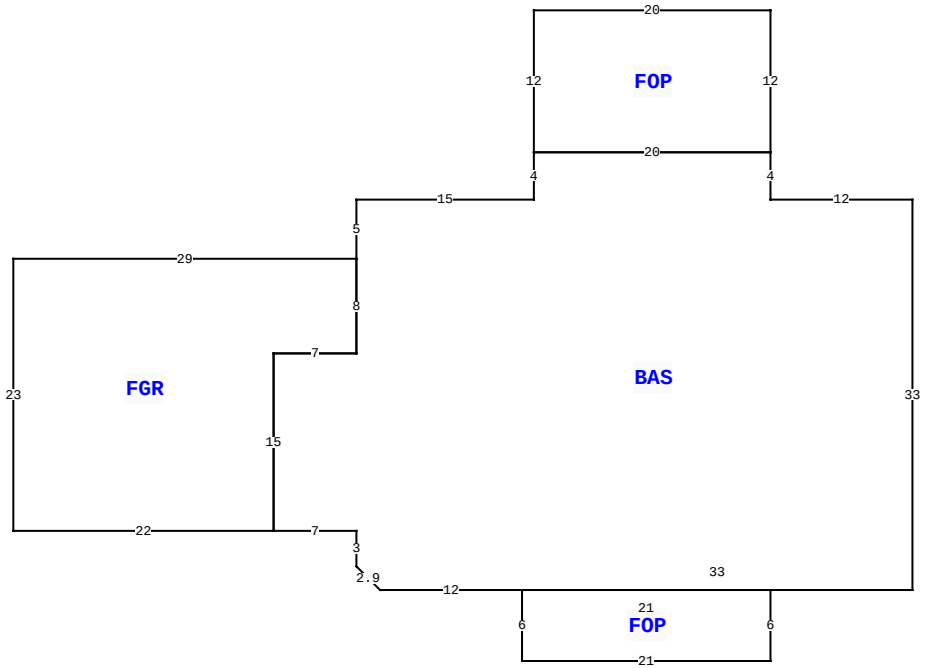
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,734	100		1,734	177,534
FGR	562	55		309	31,637
FOP	126	30		38	3,890
FOP	240	30		72	7,372
TOTALS	2,662			2,153	220,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,153	118.5030	127.98	275,541	2004	2004	0	0	0	20.00	80.00

1 SINGLE FAM – 100% - 2008 Heated Area: 1734 HX Base Yr 2008



141 SW LUCY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		220,433
TOTAL MARKET OB/XF VALUE		3,979
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		259,412
SOH/AGL Deduction		96,478
ASSESSED VALUE		162,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,212
TOTAL JUST VALUE		259,412
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		250,976

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051678	Generator	0	12/02/2024
000051423	Generator	0	11/07/2024
21738	SFR	520	04/14/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1119/0054	4/06/2007	QC	Q	I	01	100
GRANTOR: RICHARD & MEY RICE &						
GRANTEE: JAMES RICE						
1111/1954	2/12/2007	QC	Q	I	01	45,700
GRANTOR: RICHARD, MEY RICE						
GRANTEE: RICHARD, MEY & JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 N4 FOP= N12 W20 S12 E20$ W20 S4 W15 S5 FGR= W29 S23 E22 N15 E7 N8$ S8 W7 S15 E7 S3 R2 D2 E12 FOP= S6 E21 N6 W21$ E33 N33 $.

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	0120	CLFENCE 4	0	100	0	0	390.00	UT	4.50	4.50	100	2004	2004	3	100	1,755	
2	0166	CONC,PAVMT	0	100	0	0	1,112.00	UT	2.00	2.00	100	2004	2004	3	100	2,224	

LAND DESCRIPTION

TOTAL OB/XF 3,979

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 10/13/2023 BY KS Total Acres: 0.51 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 04/30/2025 BY SYS