BEG 230.01 FT N OF INTERS E LINE
NW1/4 & N R/W SR-242, RUN W 176.
E 178.46 FT, S 230.01 FT TO POB.

WITT CINDY W
171 SW ANGELA TERR
LAKE CITY, FL 32024

2023

25-4S-16-03153-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

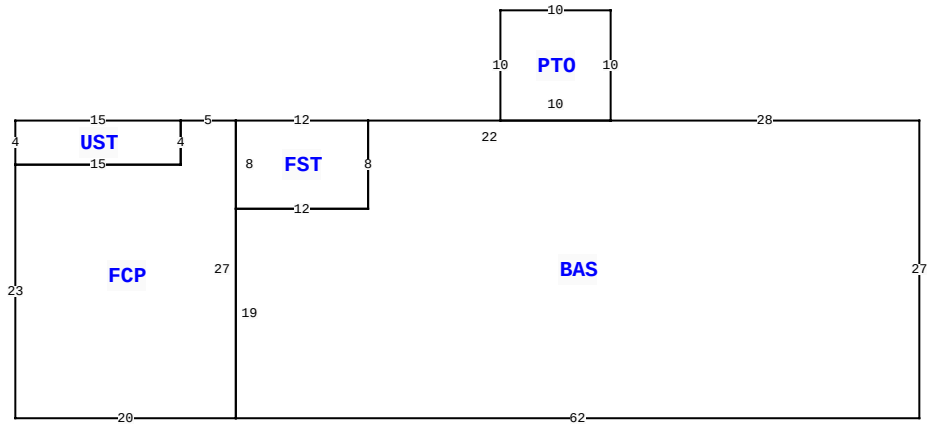
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	02	WALL BD/WD 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 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	25416.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,578	100	1,578	98,611
FCP	480	25	120	7,499
FST	96	55	53	3,312
PTO	100	5	5	313
UST	60	45	27	1,687
TOTALS	2,314		1,783	111,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	115.8360	96.14	171,418	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 HX Base Yr



171 SW ANGELA Ter, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/26/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		111,422
TOTAL MARKET OB/XF VALUE		4,476
TOTAL LAND VALUE - MARKET		18,900
TOTAL MARKET VALUE		134,798
SOH/AGL Deduction		45,876
ASSESSED VALUE		88,922
TOTAL EXEMPTION VALUE	HX HB WX	50,500
BASE TAXABLE VALUE		38,422
TOTAL JUST VALUE		134,798
NCON VALUE		3,767
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		

LAND:1:1: 0.94 AC.

SALE:1:1: AKA LOT 2 BLK A PICCADILLY PARK. VAL=$44

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0668/0438	9/27/1988	WD	Q	I		60,000

GRANTOR: SIMMONS WILLIAM

GRANTEE: WITT BRUCE

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 PTO= N10 W10 S10 E10$ W22 FST= W12 FCP= W5 UST= W15 S4 E15 N4$ S4 W15S23 E20N27$ S8 E12 N8$ S8 W12 S19 E62N27$.

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	12	90	1,080.00	UT	2.00	2.00	70	1993	1993	3	70	1,512	
3	0294	SHED WOOD/	0	100	12	28	336.00	UT	7.50	7.50	70	1993	1993	3	70	1,764	

LAND DESCRIPTION

TOTAL OB/XF 4,476

LN	USE CODE	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	SFR	100		RSF-1	230.00	177.00	1.00	LT		1.00	1.00	1.05	18,000.00	18,900.00	18,900							

REVIEW DATE 04/20/2022 BY JS Total Acres: 0.93 Total Land Value: 18,900 Market: 0 Agricultural: 0 Common: 18,900 PRINTED 11/30/2022