

COMM SE COR OF NE1/4, RUN W
33.4 FT TO W R/W LINE SR-245
FOR POB, CONT W 360 FT, N 260

CULOTTI ROBERT L/CULOTTI BARBARA L
P O BOX 182
LAKE CITY, FL 32056

2025

03-4S-17-07572-001



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 100
Interior Floo	14	CARPET 70
Interior Floo	06	VINYL ASB 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	01	NONE 100
Stories	0	0 100
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	3417.0800 1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	308	100	308	22,098
BAS	1,860	100	1,860	133,450
FGR	308	55	169	12,125
UOP	32	20	6	430
UST	252	45	113	8,107
TOTALS	2,760		2,456	176,210

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	0	1.00	UT	0.00	0.00	100	0	0	3	100	950	
2	0080	DECKING	0 100	12	24	1.00	UT	200.00	200.00	50	1993	1993	3	50	100	
3	0294	SHED WOOD/	0 100	12	16	1.00	UT	450.00	450.00	50	1993	1993	3	50	225	

LAND DESCRIPTION			TOTAL OB/XF 1,275													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100			0.00	0.00	2.00	LT		1.00	1.00	0.90	28,000.00	25,200.00

MARKET ADJUSTMENTS													COLUMBIA COUNTY PROPERTY			
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 2			
0100	01	2,456	105.1200	110.38	271,093	1966	1966	0	0	0	35.00	65.00	VALUATION SUMMARY			
1 SINGLE FAM - 100% - 0 Heated Area: 2168 HX Base Yr													VALUATION BY			
													Tax Group: 2 Tax Dist:			
													BUILDING MARKET VALUE			
													TOTAL MARKET OB/XF VALUE			
													TOTAL LAND VALUE - MARKET			
													TOTAL MARKET VALUE			
													SOH/AGL Deduction			
													ASSESSED VALUE			
													TOTAL EXEMPTION VALUE			
													BASE TAXABLE VALUE			
													TOTAL JUST VALUE			
													NCON VALUE			
													INCOME VALUE			
													PREVIOUS YEAR MKT VALUE			

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0783/0421	12/01/1993	WD Q	I
GRANTOR: MICHAEL SMITH			SALE PRICE 85,000
GRANTEE: ROBERT CULOTTI			
BUILDING NOTES			
BUILDING DIMENSIONS			
BAS= W60 S31 E24 UOP= S4 E8 N4 W8\$ E36 UST= E28 N9 W28 S9\$ N9 FGR= E14 BAS= E14 N22 W14 S22\$ N22 W14 S22\$ N22\$.			