COMM SW COR, RUN N 73.39 FT ALON
SEC TO POB, CONT N 540 FT TO NW
LINE OF NW HUNTSVILLE CHURCH DR,

DIAZ ABISAI/DIAZ ASHLEY
P O BOX 2125
LAKE CITY, FL 32056-2125

2025

05-3S-16-02037-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

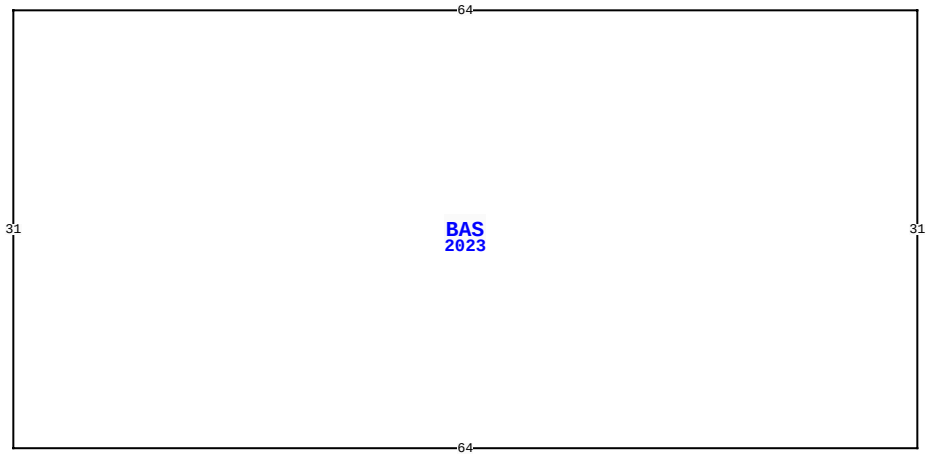
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 01
NEIGHBORHOOD/LOC	8316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	209,637
TOTALS	1,984		1,984	209,637

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0203	02	1,984	113.5000	107.82	213,915	2022	2022	0	0	0	2.00	98.00

1 MANUF 3 – 100% - 2023 Heated Area: 1984 HX Base Yr 2023



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/16/2023 MLU
AG DATE	

1300 NW HUNTSVILLE CHURCH DR, LAKE CITY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		209,637
TOTAL MARKET OB/XF VALUE		24,200
TOTAL LAND VALUE - MARKET		40,080
TOTAL MARKET VALUE		273,917
SOH/AGL Deduction		2,049
ASSESSED VALUE		271,868
TOTAL EXEMPTION VALUE	HX HB 13	271,868
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		273,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045171	Mobile Home		08/15/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1463/677	3/29/2022	WD	Q	V	03	40,000

GRANTOR: REGISTER DANIEL P SR

GRANTEE: DIAZ ABISAI (AKA AB

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=18,21] E64 S31 W64 N31 $
.

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	0030	BARN,MT	0	100	0	0	1.00	UT	17,200.00	17,200.00	100	2023	2022		100	17,200	
2	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100	2023	2022		100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 24,200

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	0200	C	MBL HM	100					5.01	AC		1.00	1.00	1.00	8,000.00	8,000.00	40,080							

REVIEW DATE 09/20/2023 BY KGS Total Acres: 5.01 Total Land Value: 40,080 Market: 0 Agricultural: 0 Common: 40,080 PRINTED 12/31/2024 BY SYS