NW DIV: 74 FT N & S BY 140 FT E
BLOCK 61.

BENNAZAR MARIA CARIDAD MORALES
325 NW WRIGHT LN
LAKE CITY, FL 32055

2026

00-00-00-11405-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

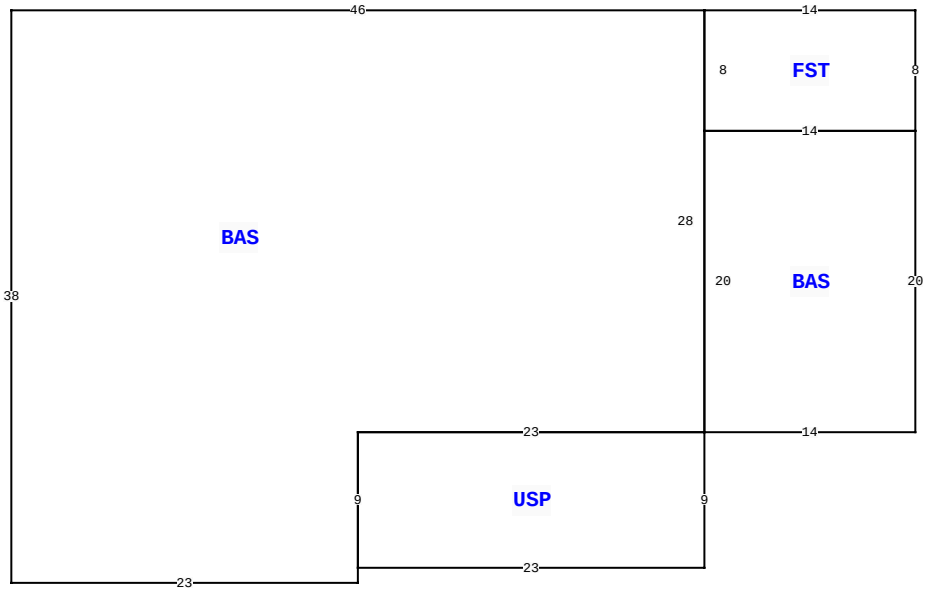
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	820317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	18,654
BAS	1,518	100		1,518	101,131
FST	112	55		62	4,131
USP	207	35		72	4,797
TOTALS	2,117			1,932	128,713

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	108.1550	121.13	234,023	1980	1980	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 1798 HX Base Yr 2025



325 NW WRIGHT LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		128,713
TOTAL MARKET OB/XF VALUE		1,250
TOTAL LAND VALUE - MARKET		5,120
TOTAL MARKET VALUE		135,083
SOH/AGL Deduction		0
ASSESSED VALUE		135,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		84,361
TOTAL JUST VALUE		135,083
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		135,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1511/644	2/18/2024	QC	U	I	11	100
GRANTOR: RODRIGUEZ CARLOS MIGU						
GRANTEE: BENNAZAR MARIA CARI						
1433/1534	3/26/2021	WD	Q	I	01	112,000
GRANTOR: ANDERSON DUSTIN R						
GRANTEE: RODRIGUEZ CARLOS MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46S38 E23 N1 USP= E23 N9 W23 S9$ N9 E23 BAS= E14 N20
FST= N8 W14 S8 E14$ W14 S20$ N28$.

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	2011	2011	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,250

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-3	0.00	0.00	10,239.00	SF		1.00	1.00	1.00	0.50	0.50	5,120							

REVIEW DATE 10/13/2015 BY DF Total Acres: 0.24 Total Land Value: 5,120 Market: 0 Agricultural: 0 Common: 5,120 PRINTED 11/07/2025 BY SYS