NW DIV: SE1/4 EX 75 FT SQ IN SW
N & S BY 75 FT E & W IN NE COR A
OF ALLEY BLOCK H.

MENDOZA SANTOS ELIAS MUNOZ/CHAVEZ JULISSA MADRID
6709 CONNIE JEAN RD
JACKSONVILLE, FL 32222

2026

00-00-00-11532-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03

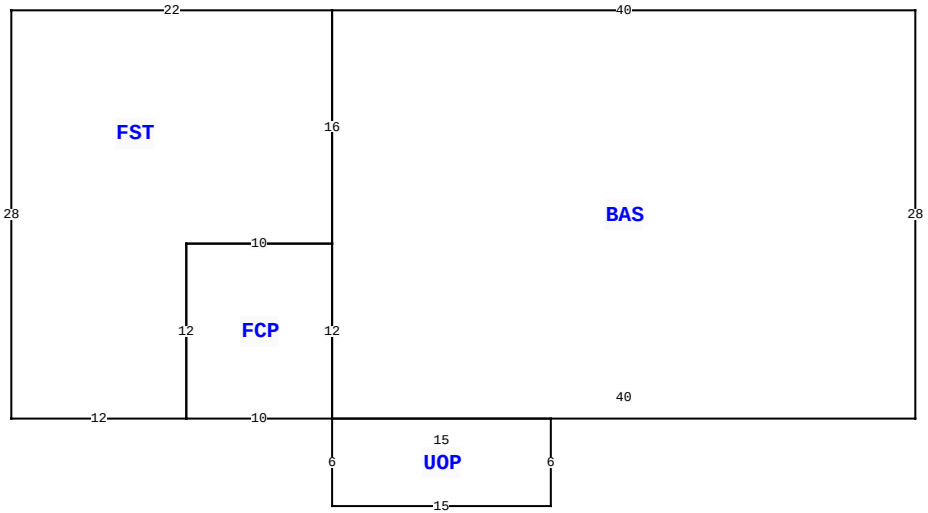
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	820317.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100		1,120	35,406
FCP	120	25		30	948
FST	496	55		273	8,630
UOP	90	20		18	569
TOTALS	1,826			1,441	45,553

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,441	70.5600	79.03	113,882	1985	1985	10	0	15	35.00	40.00

1 SINGLE FAM 0% - 2023 Heated Area: 1120 HX Base Yr



481 NW GIBSON 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	45,553
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	10,385
TOTAL MARKET VALUE	56,338
SOH/AGL Deduction	0
ASSESSED VALUE	56,338
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,338
TOTAL JUST VALUE	56,338
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	56,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1480/1741	12/02/2022	QC	U	I	11	100
GRANTOR: SCHNITTJER GARY W						
GRANTEE: ALLSTATE SERVICING						
1480/1744	12/01/2022	WD	Q	I	01	55,500
GRANTOR: ALLSTATE SERVICING						
GRANTEE: MENDOZA SANTOS ELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W40 FST= W22 S28 E12 N12 E10 N16$ S16 FCP= W10 S12 E10 N12$ S12 UOP= S6 E15 N6 W15$ E40 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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0			0.00	0.00	29,672.00	SF		1.00	1.00	0.70	0.50	0.35	10,385							

REVIEW DATE 12/19/2022 BY ME Total Acres: 0.68 Total Land Value: 10,385 Market: 0 Agricultural: 0 Common: 10,385 PRINTED 11/18/2025 BY SYS