E DIV: LOTS 3 & 4 BLOCK 2 OAK PA
FT OF LOTS 5 & 6 BLOCK 2.

CRUZ JOSE A/NUNEZ DE CRUZ MARGARITA
295 SE MARSH TER
LAKE CITY, FL 32025

2026

00-00-00-13400-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

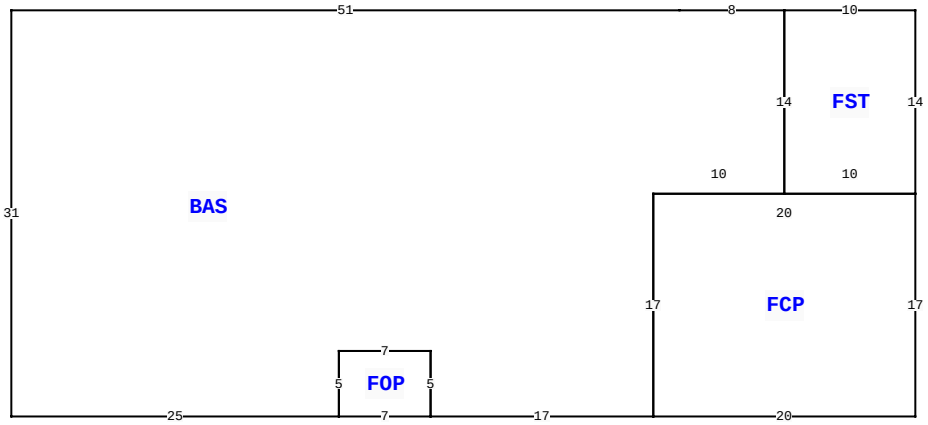
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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 06
NEIGHBORHOOD/LOC	32317.170	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	125,131
FCP	340	25		85	6,549
FOP	35	30		10	770
FST	140	55		77	5,933
TOTALS	2,139			1,796	138,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,796	105.8400	118.54	212,898	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1624 HX Base Yr



295 SE MARSH TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	138,384
TOTAL MARKET OB/XF VALUE	34,434
TOTAL LAND VALUE - MARKET	21,063
TOTAL MARKET VALUE	193,881
SOH/AGL Deduction	0
ASSESSED VALUE	193,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	193,881
TOTAL JUST VALUE	193,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	193,881

LAND:1:1: NE1/4 32-3S-17

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1454/2596	12/13/2021	WD	Q	I	01	220,000
GRANTOR: RIGGENBACH JUDITH E						
GRANTEE: CRUZ JOSE A						
1397/2096	10/30/2019	WD	Q	I	01	98,000
GRANTOR: RUSSEL A HEUER						
GRANTEE: JUDITH E RIGGENBACH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W8 W51 S31 E25 FOP= E7 N5 W7 S5$ N5 E7 S5 E17 FCP= E20 N17 W20 S17$ N17 E10 FST= E10 N14W10 S14 $ N14$.

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	0	0	3	100	100	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	3,000	
3	0261	PRCH, UOP	0	0	12	22	1.00	UT	0.00	0.00	100	0	0	3	100	750	
4	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	400	
5	0297	SHED CONCR	0	0	0	0	1.00	UT	25,000.00	25,000.00	100	2011	2011	3	100	25,000	
6	0060	CARPORT F	0	0	36	18	648.00	UT	8.00	8.00	100	2022	2021		100	5,184	

LAND DESCRIPTION

TOTAL OB/XF 34,434

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		*RSF-3	114.00	120.00	13,680.00	SF		1.00	1.00	0.90	0.95	0.86	11,696							
2	0100	C	SFR	0		*RSF-3	116.00	85.00	9,860.00	SF		1.00	1.00	1.00	0.95	0.95	9,367							

REVIEW DATE 12/21/2021 BY CP Total Acres: 0.54 Total Land Value: 21,063 Market: 0 Agricultural: 0 Common: 21,063 PRINTED 11/20/2025 BY SYS