E DIV: LOT 3 BLOCK 4 GELBERGS RE
BLOCKS 4 & 5 OAK PARK S/D.

LENTINI CARMEN
324 SE PERRY AVE
LAKE CITY, FL 32025

2026

00-00-00-13413-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

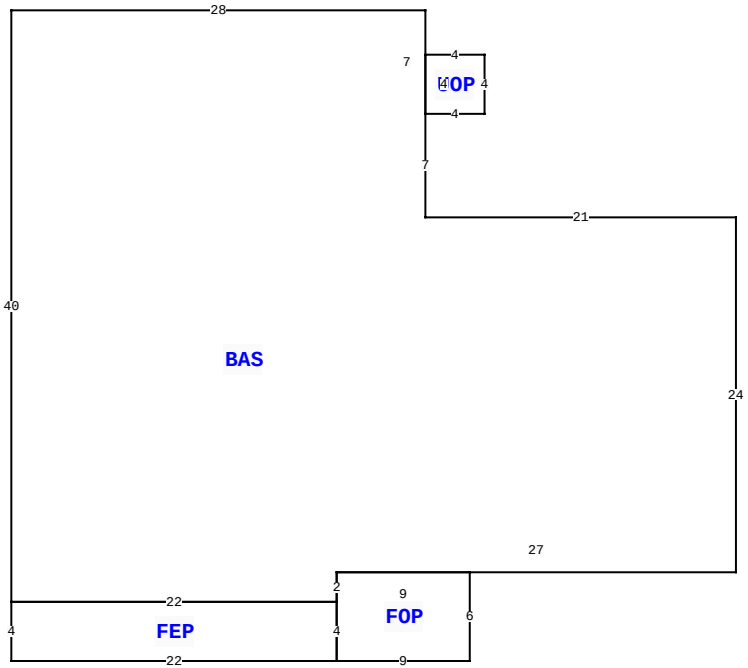
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	03	PLASTER 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100		1,612	94,103
FEP	88	80		70	4,087
FOP	54	30		16	934
UOP	16	20		3	175
TOTALS	1,770			1,701	99,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,701	80.1900	89.81	152,767	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2023 Heated Area: 1612 HX Base Yr 2023



324 SE PERRY AVE, 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		99,299
TOTAL MARKET OB/XF VALUE		1,950
TOTAL LAND VALUE - MARKET		9,809
TOTAL MARKET VALUE		111,058
SOH/AGL Deduction		5,306
ASSESSED VALUE		105,752
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		5,030
TOTAL JUST VALUE		111,058
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,058

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/0043	8/17/2017	WD	Q	I	01	52,000
GRANTOR: TIMOTHY J & ALEXIS BA						
GRANTEE: CARMEN LENTINI						
1021/0403	7/14/2004	WD	Q	I		67,500
GRANTOR: DEPENDABLE PROPERTIES						
GRANTEE: TIMOTHY J & ALEXIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W21 N7 UOP= E4 N4 W4 S4$ N7 W28 S40 FEP= S4 E22 N4 W22$ E22 FOP= S4E9 N6 W9 S2$ N2 E27 N24$.

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	0060	CARPORT F	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0060	CARPORT F	0	100	14	16	1.00	UT	0.00	0.00	100	0	0	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	50	
4	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1955	1955	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 1,950

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	-370.00	147.00	10,325.00	SF		1.00	1.00	1.00	0.95	0.95	9,809							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.24 Total Land Value: 9,809 Market: 0 Agricultural: 0 Common: 9,809 PRINTED 11/20/2025 BY SYS