E DIV:LOT 4 & W 20 FT OF LOT 3 B
REPLAT OF BLKS 4 & 5 OAK PARK S/

BERNARDO JOSE IRIZARRY JR
280 SE PERRY AVE
LAKE CITY, FL 32025

2026

00-00-00-13419-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

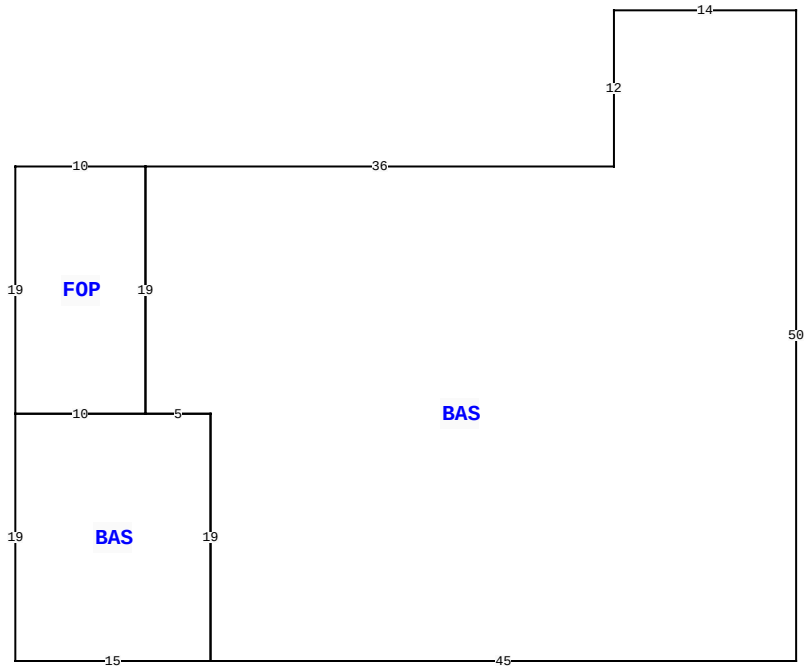
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	285	100		285	16,825
BAS	1,973	100		1,973	116,472
FOP	190	30		57	3,365
TOTALS	2,448			2,315	136,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	81.0900	90.82	210,248	1974	1974	0	0	0	35.00	65.00

2 SINGLE FAM 0% - 0 Heated Area: 2258 HX Base Yr



283 SE MCCRAY 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	136,661
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	10,688
TOTAL MARKET VALUE	147,349
SOH/AGL Deduction	114
ASSESSED VALUE	147,235
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,235
TOTAL JUST VALUE	147,349
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	147,349

SALE:2:1: FORECLOSURE

SALE:1:1: LOTS 3 & 4 BLOCK C OAK PARK S/D/FROM BAN

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1505	REMODEL	15	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1310/2249	3/03/2016	WD	U	I	30	65,000

GRANTOR: EUVARGAIN AMPARO

GRANTEE: JOSE I BERNARDO JR

1217/0903	6/10/2011	WD	U	I	31	15,000

GRANTOR: JOSE BERNARDO IRIZARR

GRANTEE: EUVARGAIN & FRANCIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W14 S12 W36 FOP= W10 S19 E10 N19$ S19 BAS= W10 S19 E15 N19 W5$ E5 S19 E45 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	-383.00	262.00	11,250.00	SF		1.00	1.00	1.00	0.95	0.95	10,688							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.26 Total Land Value: 10,688 Market: 0 Agricultural: 0 Common: 10,688 PRINTED 11/20/2025 BY SYS