E DIV:LOT 3 BLOCK 5 EX THE W 20
REPLAT OF BLKS 4 & 5 OAK PARK S/

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

2026

00-00-00-13419-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

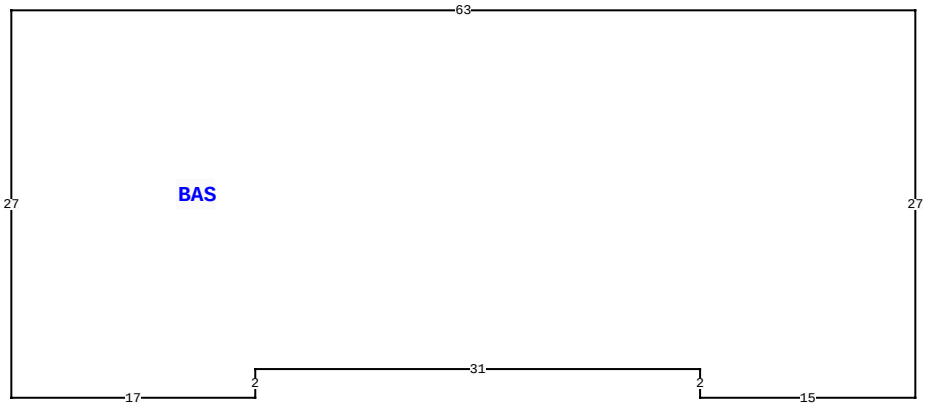
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	03	03
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	1,639	100		1,639	122,899
TOTALS	1,639			1,639	122,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,639	102.9996	115.36	189,075	1955	1955	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2015 Heated Area: 1639 HX Base Yr 2015



280 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		122,899
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		10,010
TOTAL MARKET VALUE		132,909
SOH/AGL Deduction		58,877
ASSESSED VALUE		74,032
TOTAL EXEMPTION VALUE	HX HB VX SX	74,032
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		132,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		132,909

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047421	Solar Power Syste	23,451	06/08/2023
1505	REMODEL	15	03/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1217/0904	6/10/2011	WD	U	I	31	50,000

GRANTOR: EUVARGAIN & FRANCIA A

GRANTEE: JOSE BERARDO IRIZAR

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W63 S27 E17 N2 E31 S2 E15 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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			0.00	0.00	10,537.00	SF		1.00	1.00	1.00	0.95	0.95	10,010							

REVIEW DATE 10/12/2016 BY DF Total Acres: 0.24 Total Land Value: 10,010 Market: 0 Agricultural: 0 Common: 10,010 PRINTED 11/20/2025 BY SYS