

PASCOAL JOHN/PASCOAL KELLIE
362 SW COLUMBIA AVE
LAKE CITY, FL 32025

00-00-00-13829-000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										COLUMBIA COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	32	HARDIE BRD 80								0100	01	2,426	116.2161	130.16	315,768	1981	1981	0	0	0	35.00	65.00	VALUATION BY								
Exterior Wall	17	MSNRY STUC 20								1 SINGLE FAM 0% - 2022														Heated Area: 2340							
Roof Structur	08	IRREGULAR 100																						HX Base Yr							
Roof Cover	03	COMP SHNGL 100																						Tax Group: 1							
Interior Wall	05	DRYWALL 100																						Tax Dist:							
Interior Floo	14	CARPET 80																						BUILDING MARKET VALUE							
Interior Floo	15	HARDTILE 20																						TOTAL MARKET OB/XF VALUE							
Air Condition	03	CENTRAL 100																						TOTAL LAND VALUE - MARKET							
Heating Type	04	AIR DUCTED 100																						TOTAL MARKET VALUE							
Bedrooms		3 100																						SOH/AGL Deduction							
Bathrooms		2 100																						ASSESSED VALUE							
Frame	01	NONE 100																						TOTAL EXEMPTION VALUE							
Stories	1.5	1.5 100																						BASE TAXABLE VALUE							
Architectual	05	CONV 100																						TOTAL JUST VALUE							
Units		0 100																						NCON VALUE							
Condition Adj	03	03 100																						INCOME VALUE							
Kitchen Adjus	01	01 100																						PREVIOUS YEAR MKT VALUE							
Quality	05	05																													
DOR CODE	0100	SINGLE FAMILY																													
MAP NUM		MKT AREA																						06							
NEIGHBORHOOD/LOC	870317.00	1.00/																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	690	100	2025	690	58,377																										
BAS	1,650	100	2025	1,650	139,597																										
FEP	65	80	2025	52	4,399																										
FOP	115	30	2025	34	2,876																										
TOTALS	2,520			2,426	205,249																										
EXTRA FEATURES										362 SW COLUMBIA AVE, LAKE CITY																					
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														
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200															
2	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500															
3	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	450															
4	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	500															
5	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	200															
6	0169	FENCE/WOOD	0	0	16	30	1.00	UT	0.00	0.00	100	2011	2011	3	100	200															
7	0281	POOL R/FIB	0	0	16	30	480.00	UT	65.00	65.00	100	2011	2011	3	68	21,216															
8	0261	PRCH, UOP	0	0	12	11	1.00	UT	600.00	600.00	100	2025	2024		100	600															
TOTAL OB/XF										24,866																					
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		*RO	70.00	105.00	7,350.00	SF		1.00	1.00	1.00	2.25	2.25	16,538														
2	0700	C	MISC RES	0			0.00	0.00	5,512.00	SF		1.00	1.00	1.00	2.25	2.25	12,402														
REVIEW DATE 08/22/2025 BY TP Total Acres: 0.29 Total Land Value: 28,940 Market: 0 Agricultural: 0 Common: 28,940 PRINTED 11/18/2025 BY SYS																															