S DIV: LOT 2 BLOCK B MELTONS S/D
355-294, 716-799,800, WD 1306-26

SOUZA CAMILLE A/SOUZA GORDON D
355 SW SHORT LN
LAKE CITY, FL 32025

2026

00-00-00-13953-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

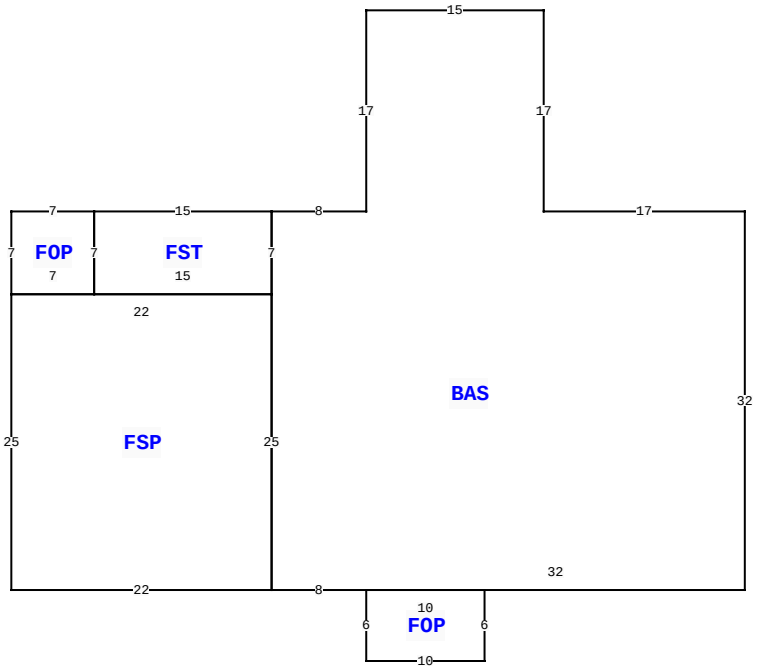
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	870317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,535	100		1,535	166,447
FOP	49	30		15	1,627
FOP	60	30		18	1,952
FSP	550	40		220	23,855
FST	105	55		58	6,289
TOTALS	2,299			1,846	200,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,846	113.9000	127.57	235,494	1964	2010	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2023 Heated Area: 1535 HX Base Yr



436 SW MCFARLANE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	200,170
TOTAL MARKET OB/XF VALUE	650
TOTAL LAND VALUE - MARKET	9,648
TOTAL MARKET VALUE	210,468
SOH/AGL Deduction	0
ASSESSED VALUE	210,468
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	210,468
TOTAL JUST VALUE	210,468
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	212,823

SALE:1:1: 2 DEEDS /716-800/ $26,000 @

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1481/2779	12/28/2022	QC	U	I	11	100
GRANTOR: SOUZA GORDON						
GRANTEE: SOUZA CAMILLE A						
1418/1904	8/25/2020	WD	Q	I	01	146,900
GRANTOR: ESTHER M MEHL & JOHN						
GRANTEE: GORDON SOUZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 N17 W15 S17 W8 FST= W15 FOP= W7 S7 E7 N7$ S7 E15 N7$ S7 FSP= W22 S25 E22 N25$ S25 E8 FOP= S6 E10 N6 W10$ E32 N32$.

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	300	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 650

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-2	0.00	0.00	16,080.00	SF		1.00	1.00	0.80	0.75	0.60	9,648							

REVIEW DATE 09/08/2016 BY DF Total Acres: 0.37 Total Land Value: 9,648 Market: 0 Agricultural: 0 Common: 9,648 PRINTED 11/20/2025 BY SYS