S DIV: LOTS 9, 10, 11 & S1/2 LOT
CASTLE HILLS S/D.

PENA MIGUEL/PENA VICTORIA
1268 S MARION AVE
LAKE CITY, FL 32025

2026

00-00-00-14284-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

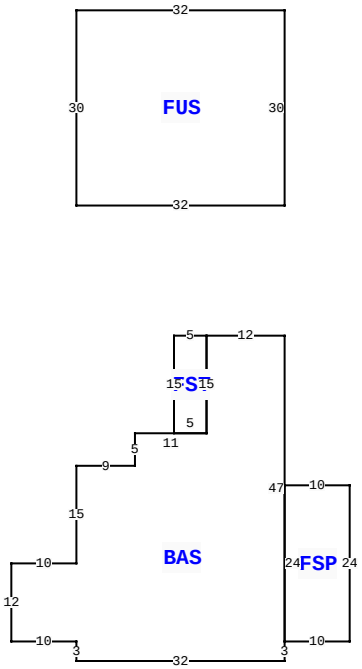
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06
DOR CODE	0101	SFRES/SFRES
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	1,375	100		1,375	130,448
FSP	240	40		96	9,108
FST	75	55		41	3,890
FUS	960	100		960	91,076
TOTALS	2,650			2,472	234,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,472	121.0104	135.53	335,030	1925	1995	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2025 Heated Area: 2335 HX Base Yr 2025



1268 S MARION 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		306,821
TOTAL MARKET OB/XF VALUE		45,357
TOTAL LAND VALUE - MARKET		32,977
TOTAL MARKET VALUE		385,155
SOH/AGL Deduction		0
ASSESSED VALUE		385,155
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		334,433
TOTAL JUST VALUE		385,155
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
093	ADDN SFR	0	02/08/2019
3627	POOL	150	03/09/2006
3594	ADDN SFR	51	02/07/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1501/1755	10/25/2023	WD	Q	I	01	460,000
GRANTOR: PETERS STEVEN D						
GRANTEE: PENA MIGUEL						
0720/0091	5/23/1990	WD	U	I	12	110,000
GRANTOR: CONNERS-LAMB						
GRANTEE: STEVEN PETERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W12 FST= W5 S15 E5 N15$S15 W11 S5 W9 S15 W10 S12 E10 S3 E32 N3 FSP= E10 N24 W10 S24$ N47$ PTR=N50 FUS= W32 S30 E32 N30$ S50$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
3	0169	FENCE/WOOD	0	100	0	0	112.00	UT	13.50	13.50	100	2006	2006	3	100	1,512	
4	0282	POOL ENCL	0	100	30	40	1,200.00	UT	22.50	22.50	100	2006	2006	3	40	10,800	
5	0280	POOL R/CON	0	100	18	32	576.00	UT	105.00	105.00	100	2006	2006	3	51	30,845	

LAND DESCRIPTION

TOTAL OB/XF 45,357

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-2	175.00	201.00	35,175.00	SF		1.00	1.00	1.25	0.75	0.94	32,977							

REVIEW DATE 11/01/2023 BY TP Total Acres: 0.81 Total Land Value: 32,977 Market: 0 Agricultural: 0 Common: 32,977 PRINTED 10/09/2025 BY SYS

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2026

00-00-00-14284-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

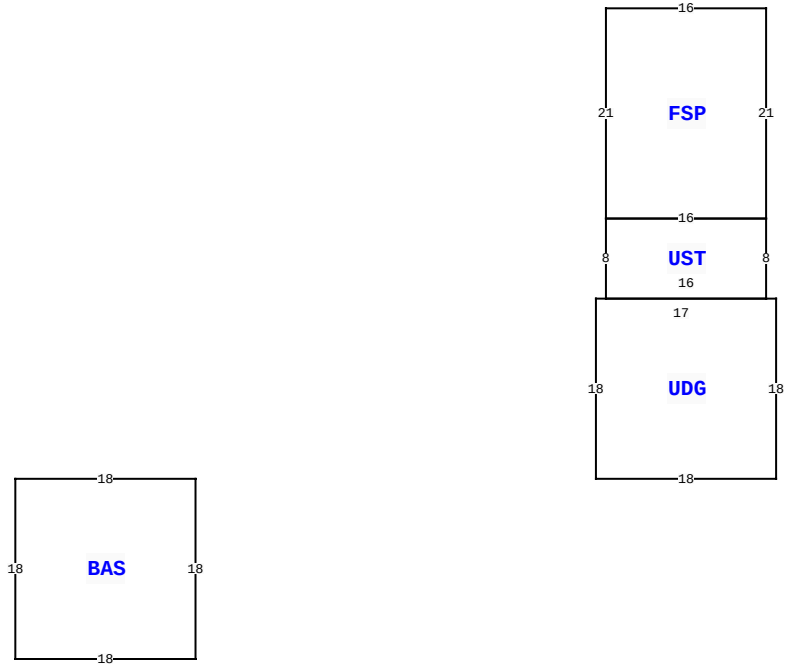
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0101	SFRES/SFRES
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	324	100		324	33,754
FSP	336	40		134	13,960
UDG	324	55		178	18,544
UST	128	45		58	6,043
TOTALS	1,112			694	72,300

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	694	114.4800	128.22	88,985	1925	2010	0	0	0	18.75	81.25

2 SINGLE FAM 0% - 2025 Heated Area: 324 HX Base Yr 2025



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GRANTOR: CONNERS-LAMB						
GRANTEE: STEVEN PETERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 S18 E18 N18$ PTR= E40UDG= E18 N18 W1 UST= N8 FSP= N21 W16 S21 E16$ W16 S8 E16$ W17 S18$ W40$.

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

REVIEW DATE 11/01/2023 BY TP Total Acres: 0.81 Total Land Value: 32,977 Market: 0 Agricultural: 0 Common: 32,977 PRINTED 10/09/2025 BY SYS