

COMM SW COR OF N1/2 OF NW1/4
OF NW1/4, RUN N 315 FT FOR
POB, E 210 FT, S 105 FT, W 210

BOCANEGRA VICTOR
371 SW WALTER AVE
LAKE CITY, FL 32024

2026

01-5S-16-03400-001



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 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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		01
NEIGHBORHOOD/LOC	1516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100		280	27,290
BAS	1,238	100		1,238	120,659
FOP	52	30		16	1,559
PTO	100	5		5	488
UCP	320	20		64	6,238
TOTALS	1,990			1,603	156,232

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,200.00	UT	2.00	2.00
2	0169	FENCE/WOOD	0 100	0	0	247.00	UT	13.50	13.50
3	0294	SHED WOOD/	0 100	12	20	1.00	UT	0.00	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		A-1	0.00	0.00	0.50

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,603	116.0280	129.95	208,310	2000	2000	0	0	25.00	75.00	
2 SINGLE FAM 100% - 2017 Heated Area: 1518 HX Base Yr 2017												
371 SW WALTER AVE, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/25/2022 MLU												

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		3
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 3				Tax Dist:			
BUILDING MARKET VALUE				156,232			
TOTAL MARKET OB/XF VALUE				7,235			
TOTAL LAND VALUE - MARKET				13,125			
TOTAL MARKET VALUE				176,592			
SOH/AGL Deduction				53,558			
ASSESSED VALUE				123,034			
TOTAL EXEMPTION VALUE				HX HB		50,722	
BASE TAXABLE VALUE				72,312			
TOTAL JUST VALUE				176,592			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				178,676			
XFOB:1:1: HOMETTE M H							