LOT 4 BLOCK A SOUTHWOOD MEADOWS
800-095, 806-201, WD 1401-1822,

GRIPPA JOHNNY S
293 SW AINSLEY GLN
LAKE CITY, FL 32024

2026

01-5S-16-03405-204

BUILDING CHARACTERISTICS

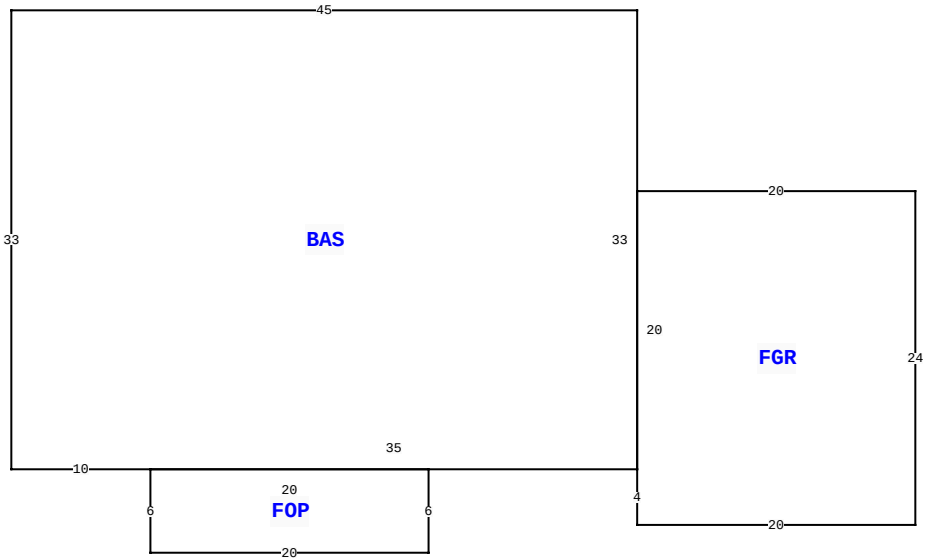
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1516.0400	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100		1,485	173,664
FGR	480	55		264	30,874
FOP	120	30		36	4,210
TOTALS	2,085			1,785	208,747

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	127.9300	143.28	255,755	1995	2010	0	0	0	18.38	81.62

1 SINGLE FAM 100% - 2025 Heated Area: 1485 HX Base Yr 2025



293 SW AINSLEY GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,747
TOTAL MARKET OB/XF VALUE		2,205
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		240,952
SOH/AGL Deduction		0
ASSESSED VALUE		240,952
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		190,230
TOTAL JUST VALUE		240,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		244,098

PERMIT NUM	DESCRIPTION	AMT	ISSUED
9434	SFR	305	03/10/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1506/233	1/05/2024	WD	Q	I	01	275,000
GRANTOR: LATORRE ROBERTO E						
GRANTEE: GRIPPA JOHNNY S						
1401/1822	12/19/2019	WD	Q	I	01	185,900
GRANTOR: DAVID J & BRANDY L LI						
GRANTEE: ROBERTO E LATORRE &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W45 S33 E10 FOP= S6 E20N6W20$ E35 FGR= S4 E20 N24 W20 S20$ N33$.

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	470.00	UT	1.50	1.50	100	1995	1995	3	100	705	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2024	2023		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 2,205

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-	1144.00	302.00	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 01/12/2024 BY TP Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 11/18/2025 BY SYS