COMM SW COR OF N1/2 OF N1/2 OF S
RUN E 243 FT, N 190.10 FT, E 401
CONT N 143.22 FT, E 630.36 FT TO

FIORENZA RONALD/FIORENZA BROOKE
558 SW WALTER AVE
LAKE CITY, FL 32024

2026

02-5S-16-03425-014

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

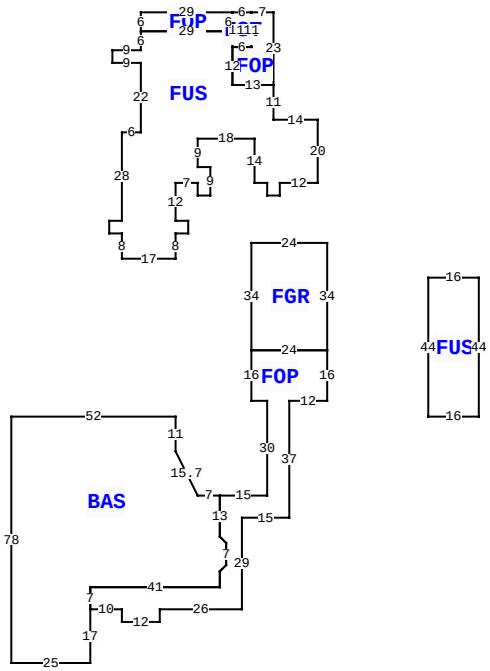
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	21	STONE 50
Roof Structur	08	IRREGULAR 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2516.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,881	100		3,881	223,754
FGR	816	55		449	25,886
FOP	174	30		52	2,998
FOP	233	30		70	4,036
FOP	1,268	30		380	21,909
FST	66	55		36	2,076
FUS	704	100		704	40,588
FUS	2,447	100		2,447	141,078
TOTALS	9,589			8,019	462,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	8,019	135.4605	151.72	1,216,643	2003	2003	40	0	0	22.00	38.00

2 SINGLE FAM 100% - 2013 Heated Area: 7032 HX Base Yr 2013



558 SW WALTER AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		462,324
TOTAL MARKET OB/XF VALUE		600
TOTAL LAND VALUE - MARKET		25,750
TOTAL MARKET VALUE		488,674
SOH/AGL Deduction		140,774
ASSESSED VALUE		347,900
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		247,178
TOTAL JUST VALUE		488,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		500,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20980	GARAGE	295	08/14/2003
20979	SFR	1,036	08/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0669/0553	12/01/1988	WD	Q	I		68,500
GRANTOR: PERRY FREDERICK						
GRANTEE: FIORENZA RONALD &						
0652/0121	5/05/1988	WD	Q	V		7,000
GRANTOR: CAPELL ROBERT W &						
GRANTEE: PERRY FREDERICK L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W52 S78 E25 N17 FOP= E10 S4 E12 N4 E26 N29 E15 N37 E12 N16 FGR= N34 W24 S34 E24$ W24 S16 E5 S30 W15 S13 R2 D2 S7 D2 L2 S5 W41 S7$ N7 E41 N5 R2 U2 N7 U2 L2 N13 W7 U14 L7 N11$ PTR= N50 FUS= N8 E4 N4 W4 N12 E7 S4 E4 N9 W4 N9 E18 S14 E4 S4 E4 N4 E12 N20 W14 N11 FOP= N23 W7 S11 W6 S12 E13$ W13 N12 FST= E6 N11 W6 S11$ N5 FOP= N6 W29 S6 E29$ W29 S6 W9 S4 E9 S22 W6 S28 W4 S4 E4 S8 E17$ S50$ PTR= E80 FUS= E16 N44 W16 S44$ W80$.

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	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2019	2019	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 600

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		A-1	0.00	0.00	2.06	AC		1.00	1.00	1.00	12,500.00	12,500.00	25,750							

REVIEW DATE 09/09/2019 BY KR Total Acres: 2.06 Total Land Value: 25,750 Market: 0 Agricultural: 0 Common: 25,750 PRINTED 11/19/2025 BY SYS