LOT 7 SUZANNE S/D UNIT 1.
ORB 522-434, 919-1494,

SPRINGS MONICA
115 SE OPAL WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-007

BUILDING CHARACTERISTICS

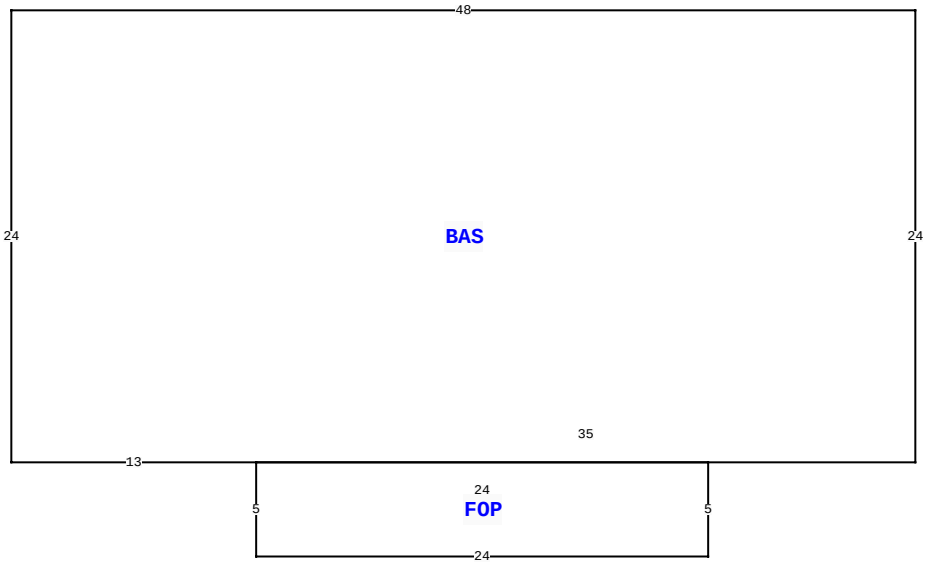
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100		1,152	101,090
FOP	120	30		36	3,159
TOTALS	1,272			1,188	104,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,188	114.0360	123.16	146,314	2001	2001	0	0	0	28.75	71.25

1 SINGLE FAM – 100% - 2002 Heated Area: 1152 HX Base Yr 2002



115 SE OPAL WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		104,249
TOTAL MARKET OB/XF VALUE		675
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		123,424
SOH/AGL Deduction		42,285
ASSESSED VALUE		81,139
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,417
TOTAL JUST VALUE		123,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		122,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31538	MAINT/ALTR	25	10/23/2013
17902	SFR	217	02/05/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0919/1494	1/25/2001	WD	Q	V		8,000

GRANTOR: L DICKS

GRANTEE: M SPRINGS

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W48 S24 E13 FOP= S5 E24 N5 W24$ E35 N24$.

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	450.00	UT	1.50	1.50	100	2001	2001	3	100	675	

LAND DESCRIPTION

TOTAL OB/XF 675

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-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/01/2017 BY DF Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 05/06/2025 BY SYS