

LOT 5 SUZANNE S/D UNIT 5.
523-801, 899-1251, WD 1105-2019,

RAFFAY RDOWAN Y/ADAM AWATIF
230 SE KIWI WAY
LAKE CITY, FL 32025

2025

03-4S-17-07570-111



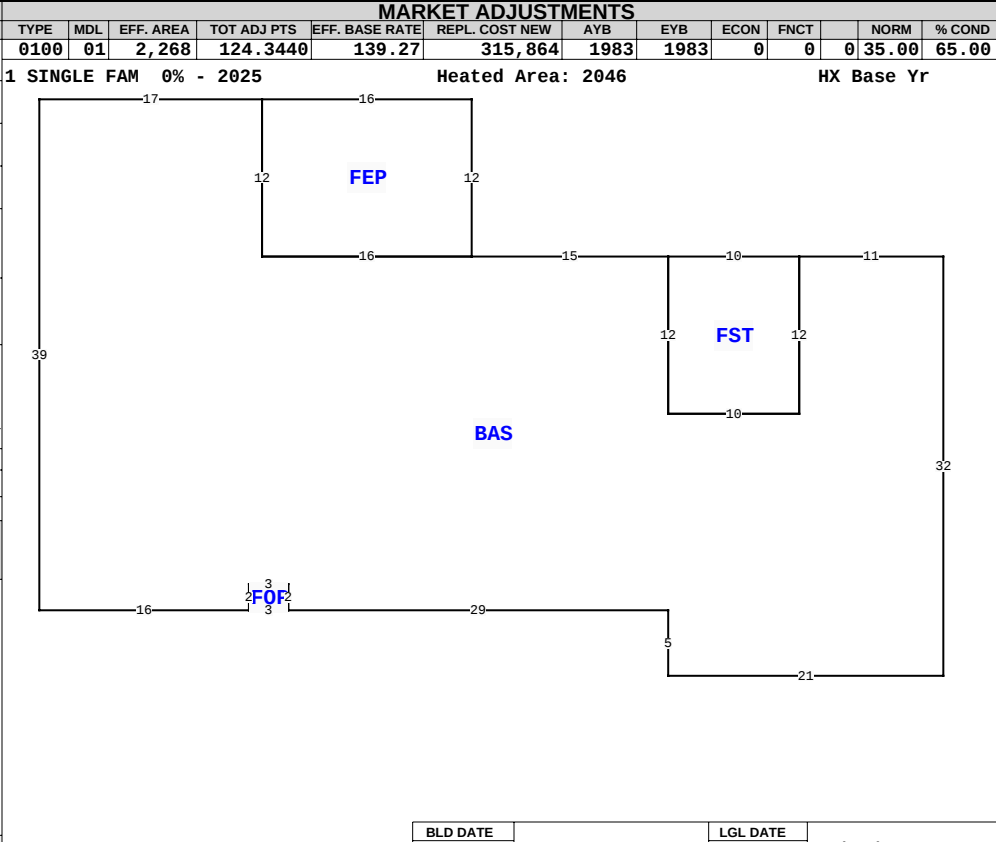
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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		06
NEIGHBORHOOD/LOC	3417.0200	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100		2,046	185,215
FEP	192	80		154	13,941
FOP	6	30		2	181
FST	120	55		66	5,975
TOTALS	2,364			2,268	205,312

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
3	0294	SHED WOOD/	0	0	12	12	1.00	UT	500.00
4	0070	CARPORT UF	0	0	17	20	1.00	UT	0.00
5	0120	CLFENCE 4	0	0	0	0	1.00	UT	500.00
6	0296	SHED METAL	0	0	0	0	1.00	UT	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	0		RSF-1	0.00	0.00	1.00



TOTAL OB/XF									
3,350									

TOTAL OB/XF									
3,350									

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		205,312	
TOTAL MARKET OB/XF VALUE		3,350	
TOTAL LAND VALUE - MARKET		23,125	
TOTAL MARKET VALUE		231,787	
SOH/AGL Deduction		0	
ASSESSED VALUE		231,787	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		231,787	
TOTAL JUST VALUE		231,787	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		183,566	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043508	Roof Replacement	21,000	01/11/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1518/602	6/28/2024	WD	Q	I	01
GRANTOR: AMBROS JESSE L					SALE PRICE
GRANTEE: RAFFAY RDOWAN Y					289,500
1493/2074	6/22/2023	QC	U	I	11
GRANTOR: AMBROS JESSE L					100
GRANTEE: AMBROS JESSE L					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS= W15 FEP= N12 W16 S12 E16\$ W16 N12 W17 S39 E16 FOP= E3 N2 W3 S2\$ N2 E3 S2 E29 S5 E21 N32 W11 FST= W10 S12 E10 N12\$ S12 W10 N12\$.									