LOT 17 SUZANNE S/D UNIT 5.
ORB 662-147, 687-46, 933-024,
983-2139,

GASPARRINI ROSANNA
170 SW KIWI WAY
LAKE CITY, FL 32025

2026

03-4S-17-07570-123

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

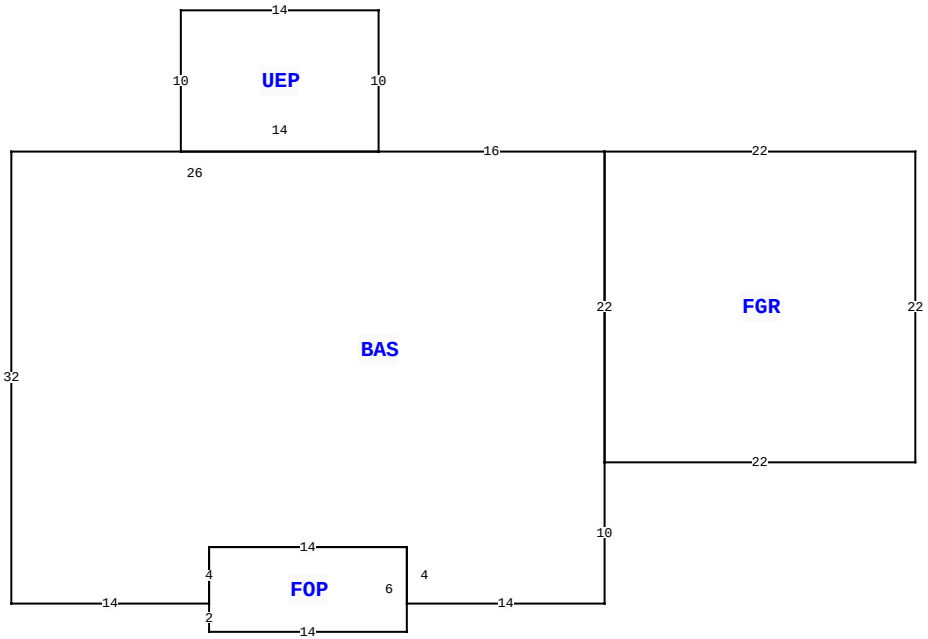
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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		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	1,288	100		1,288	110,726
FGR	484	55		266	22,867
FOP	84	30		25	2,149
UEP	140	60		84	7,221
TOTALS	1,996			1,663	142,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,663	114.5620	128.31	213,380	2003	2003	0	0	0	33.00	67.00

1 SINGLE FAM 100% - 2004 Heated Area: 1288 HX Base Yr 2004



170 SE KIWI WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		142,965
TOTAL MARKET OB/XF VALUE		4,758
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		166,223
SOH/AGL Deduction		49,343
ASSESSED VALUE		116,880
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		66,158
TOTAL JUST VALUE		166,223
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		169,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
52164	Roof Replacement	13,000	01/28/2025
20751	SFR	244	05/29/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/2139	5/14/2003	WD	Q	V		9,500

GRANTOR: KEITH & BARBARA B LAW

GRANTEE: ROSANNA GASPARRINI

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 UEP= N10 W14 S10 E14$ W26 S32 E14 FOP= S2 E14 N6 W14 S4$ N4 E14 S4 E14 N10 FGR= E22 N22 W22 S22$ N22$.

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	2,379.00	UT	2.00	2.00	100	2003	2003	3	100	4,758	

LAND DESCRIPTION

TOTAL OB/XF 4,758

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 08/12/2025 BY chuck Total Acres: 0.33 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS