

WEST 30 FT OF LOT 2, BLK B, SMIT
AT NW COR OF LOT 2, RUN W 173.70
FT, E 173.70 FT, NORTH 216.05 FT

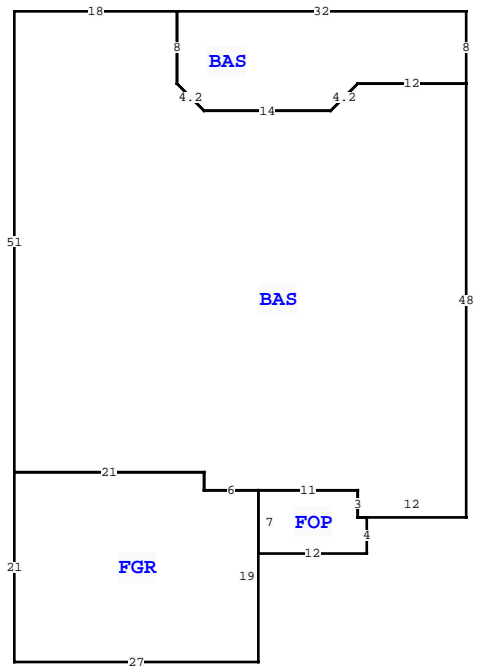
AARON THEODORE SR
7150 NW 21ST CT
SUNRISE, FL 33313-3831

2026

03-4S-17-07592-031

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
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
Architectural	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	100%	- 2005									Heated Area: 2644	HX Base Yr 2005



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	307	100		307	29,489
BAS	2,337	100		2,337	224,481
FGR	555	55		305	29,297
FOP	81	30		24	2,306
TOTALS	3,280			2,973	285,571

448 SE FAYE LN, LAKE CITY

BLD DATE	LGL DATE
XF DATE	LAND DATE
INC DATE	AG DATE

EXTRA FEATURES																	
L N	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	1,371.00	UT	2.00	2.00	100	2004	2004	3	100	2,742	
2	0140	CLFENCE	6	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	650	
3	0140	CLFENCE	6	0	100	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	650	
4	0070	CARPURT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	

TOTAL OB/XF 4,342

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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			0.00	0.00	1.01	AC		1.00	1.00	1.25	13,500.00	16,875.00	17,044							

COLUMBIA COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 2			Tax Dist:	
BUILDING MARKET VALUE			285,571	
TOTAL MARKET OB/XF VALUE			4,342	
TOTAL LAND VALUE - MARKET			17,044	
TOTAL MARKET VALUE			306,957	
SOH/AGL Deduction			95,438	
ASSESSED VALUE			211,519	
TOTAL EXEMPTION VALUE			HX HB WR 55,722	
BASE TAXABLE VALUE			155,797	
TOTAL JUST VALUE			306,957	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			310,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052793	Roof Replacement	20,061	04/02/2025
37851	REMODEL	0	03/11/2019
21535	SFR	662	02/20/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1513/468	4/01/2024	LE U		I	14	100
GRANTOR: AARON THEODORE SR						
GRANTEE: AARON THEODORE SR (
1002/0579	12/15/2003	WD Q		V		12,000
GRANTOR: JEFFERY HILL						
GRANTEE: AARON						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W18 S51 FGR= S21 E27 N19 W6 N2 W21\$ E21 S2 E6 FOP= S7 E12 N4 W1 N3 W11\$ E11 S3 E12 N48 BAS= N8 W32 S8 D3 R3 E14 R3 U3 E12\$ W12 D3 L3 W14 L3 U3 N8\$.