

LOT 3 BLOCK C WESTWOOD ACRES S/D
965-521, WD 1121-2693, QC 1308-2

AMPARO EUVARGAIN JR
254 SW RAY TER
LAKE CITY, FL 32024

2025

04-4S-16-02760-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
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		4416.0100		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,068	100		2,068	174,517
FOP	20	30		6	506
FUS	627	100		627	52,912
UOP	720	20		144	12,152

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,845	115.9200	129.83	369,366	1966	1966	0	0	0	35.00	65.00
1 SINGLE FAM - 100% - 2008												
Heated Area: 2695												
HX Base Yr 2008												
254 SW RAY TER, LAKE CITY												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/23/2021 MLU												

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	0060	CARPORT F	0 100	18	20	360.00	UT	5.00	5.00	100	2007	2007	3	100	1,800	
2	0166	CONC, PAVMT	0 100	0	0	1,224.00	UT	3.00	3.00	100	2007	2007	3	100	3,672	
3	0294	SHED WOOD/	0 100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	1,400	

LAND DESCRIPTION			TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		A-1	0.00	0.00	1.11	AC		1.00	1.00	1.00	11,500.00	11,500.00
2	9600	C	WASTELAND	100		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	175.00	175.00

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
12,765							
175							

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		240,088	
TOTAL MARKET OB/XF VALUE		6,872	
TOTAL LAND VALUE - MARKET		12,940	
TOTAL MARKET VALUE		259,900	
SOH/AGL Deduction		107,095	
ASSESSED VALUE		152,805	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		102,083	
TOTAL JUST VALUE		259,900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,902	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000048178	Roof Replacement	25,000	09/18/2023

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1356/0109	3/16/2018	QC	U	I	11	100
GRANTOR: LISA J AMPARO						
GRANTEE: EUVARGAIN AMPARO JR						
1308/2544	1/06/2016	QC	U	I	11	100
GRANTOR: CHARLOTTE AMPARO						
GRANTEE: LISA J & EUVARGAIN						

BUILDING NOTES						
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BUILDING DIMENSIONS						
UOP= N16 W45 S16 E45\$ BAS= W72 S29 E28 FOP= E5 N4 W5 S4\$N4 E5 S4 E39 N29\$ PTR=N30 FUS= N19 W33 S19 E33\$ S30\$.						