COMM SW COR OF SW1/4 OF NW1/4, E
486.65 FT FOR POB, W 290.37 FT,
290.37 FT, S 140.09 FT TO POB, E

VARGAS JOSE JUAN/VARGAS MARIA LUISA CHAVES DE
212 SW LUCKY DR
LAKE CITY, FL 32024

2025

04-4S-16-02772-011

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

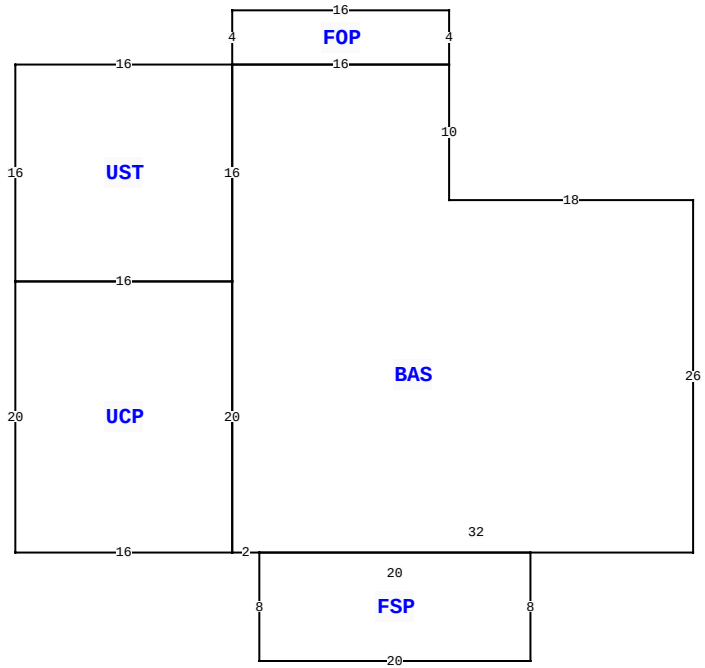
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 100
Interior Floo	14	CARPET 80
Interior Floo	06	VINYL ASB 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	4416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,044	100		1,044	90,444
FOP	64	30		19	1,646
FSP	160	40		64	5,545
UCP	320	20		64	5,545
UST	256	45		115	9,963
TOTALS	1,844			1,306	113,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,306	119.0000	133.28	174,064	1973	1973	0	0	0	35.00	65.00

1 SINGLE FAM – 0% - 0 Heated Area: 1044 HX Base Yr



212 SW LUCKY DR, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	113,142
TOTAL MARKET OB/XF VALUE	7,500
TOTAL LAND VALUE - MARKET	12,936
TOTAL MARKET VALUE	133,578
SOH/AGL Deduction	2,746
ASSESSED VALUE	130,832
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	130,832
TOTAL JUST VALUE	133,578
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	126,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1343/1522	9/30/2016	WD	U	I	34	100
GRANTOR: RICHARD L & DULCE GAR						
GRANTEE: JOSE JUAN & MARIA L						
1323/1728	9/30/2016	AG	U	I	40	12,500
GRANTOR: RICHARD L & DULCE GAR						
GRANTEE: JOSE JUAN & MARIA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W18 N10 FOP= N4 W16 S4 E16$ W16 UST= W16 S16 E16 N16$ S16 UCP= W16 S20 E16 N20$ S20 E2 FSP= S8 E20 N8 W20$ E32 N26$.

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	0021	BARN,FR AE	0	0	18	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,200	
2	0120	CLFENCE 4	0	0	0	0	1.00	UT	0.00	0.00	100	1994	1994	3	100	100	
3	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2007	2007	3	100	100	
4	0261	PRCH, UOP	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	100	
5	0060	CARPORT F	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2024	2023		100	1,200	
6	0030	BARN,MT	0	0	0	0	1.00	UT	4,800.00	4,800.00	100	2024	2023		100	4,800	

LAND DESCRIPTION

TOTAL OB/XF 7,500

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	0		00	0.00	0.00	0.93	AC		1.00	1.00	1.07	13,000.00	13,910.00	12,936							

REVIEW DATE 10/11/2023 BY KS Total Acres: 0.93 Total Land Value: 12,936 Market: 0 Agricultural: 0 Common: 12,936 PRINTED 06/20/2025 BY SYS