

LOT 1 BLOCK A MARION PLACE PHASE
923-1953, WD 1085-989, WD 1262-2

PERRY LASHAUN F
1784 SW PALOMA CT
LAKE CITY, FL 32025

2026

05-4S-17-07610-301



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	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 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	06	06
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	5417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100		1,716	181,596
FEP	234	80		187	19,790
FGR	550	55		302	31,959
FOP	125	30		38	4,022
FOP	125	30		38	4,022
FOP	390	30		117	12,382
FSP	229	40		92	9,736
FUS	650	100		650	68,786

TOTALS	4,019			3,140	332,290
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0190	FPLC PF	0	100	0	1.00	UT	1,200.00	1,200.00
2	0166	CONC, PAVMT	0	100	0	380.00	UT	1.50	1.50

MARKET ADJUSTMENTS

1 SINGLE FAM 100% - 2024

Heated Area: 2366

HX Base Yr 2024

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

04/21/2023 MLU

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		332,290	
TOTAL MARKET OB/XF VALUE		1,770	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		352,560	
SOH/AGL Deduction		8,651	
ASSESSED VALUE		343,909	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		293,187	
TOTAL JUST VALUE		352,560	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		356,991	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1869	ADDN SFR	572	07/31/2000
00774			

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/62	9/15/2023	WD	Q	I	01	387,000
GRANTOR: BYRD AMY						
GRANTEE: PERRY LASHUAN F						
1402/0238	12/19/2019	WD	Q	I	01	237,000
GRANTOR: KARL & GINGER SAULT						
GRANTEE: BRADLEY & AMY BYRD						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W17 S29 E3 FSP= S22 E10 R3 U3 U4 L4 N8 R4 U4 U3 L3 W10\$ E10 R3 D3 D4 L4 S8 R4 D4 D3 L3 W13 S18 FGR= S22 FOP= S5 E25 N5 W25\$ E25 FOP= E10 N39 W10 S39\$ N22 W25\$ E25 N17 E10 N39 FEP= N13 W18 S13 E18\$ W18 N13\$ PTR= E30 FUS= S26 FOP= S5 E25 N5 W25\$ E25 N26 W25\$ W30\$.									

LAND DESCRIPTION							TOTAL OB/XF										1,770									
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			42.00	104.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500									