LOT 2 BLOCK 9 LAKEWOOD S/D.

502-620, 645-388, 650-500, 842-1

LENZ THOMAS ANDREW/LENZ ASHELEE
176 BALFOUR DR
WINTER PARK, FL 32792

2026

05-4S-17-07834-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

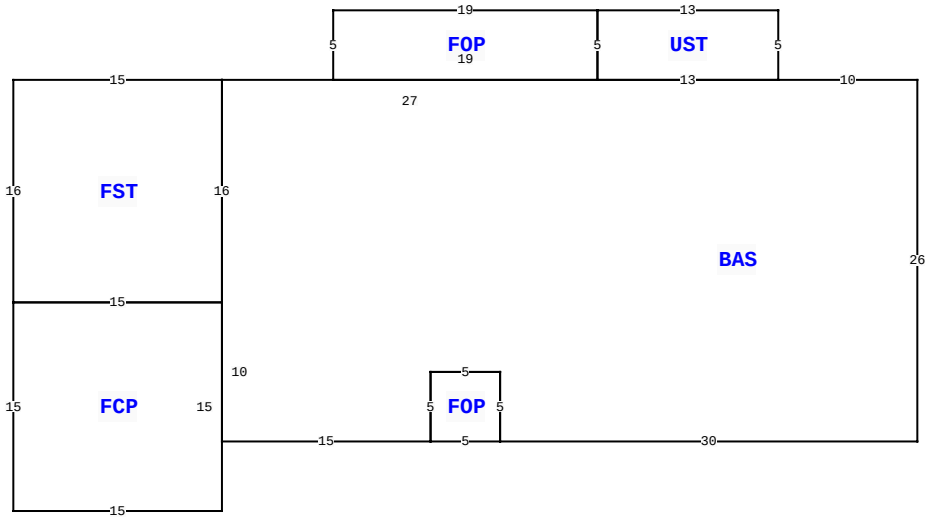
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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	5417.0500	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,275	100		1,275	116,775
FCP	225	25		56	5,129
FOP	25	30		8	733
FOP	95	30		28	2,565
FST	240	55		132	12,090
UST	65	45		29	2,656
TOTALS	1,925			1,528	139,947

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,528	116.8200	130.84	199,924	1955	1995	0	0	0	30.00	70.00

1 SINGLE FAM 0% - 2023 Heated Area: 1275 HX Base Yr



1429 SE LOQUAT WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	139,947
TOTAL MARKET OB/XF VALUE	1,100
TOTAL LAND VALUE - MARKET	11,400
TOTAL MARKET VALUE	152,447
SOH/AGL Deduction	0
ASSESSED VALUE	152,447
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	152,447
TOTAL JUST VALUE	152,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000044485	Roof Replacement	12,700	05/19/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1466/2328	5/13/2022	WD	Q	I	01	159,000
GRANTOR: JTW PROPERTIES LLC						
GRANTEE: LENZ THOMAS ANDREW						
1401/2424	12/20/2019	WD	Q	I	01	97,000
GRANTOR: LOQUAT2 LLC						
GRANTEE: JTW PROPERTIES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W10 UST= N5 W13 S5 E13$ W13 FOP= N5 W19 S5 E19 $ W27 FST= W15 S16 E15 N16$ S16FCP= W15 S15 E15 N15$ S10 E15 FOP= E5 N5 W5 S5$ N5 E5 S5 E30 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	0296	SHED METAL	0	0	10	12	120.00	UT	5.00	5.00	100	2003	2003	3	100	600	
2	0081	DECKING WI	0	0	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	

LAND DESCRIPTION

TOTAL OB/XF 1,100

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		*RSF-	280.00	150.00	12,000.00	SF		1.00	1.00	1.00	0.95	0.95	11,400							

REVIEW DATE 09/15/2022 BY CP Total Acres: 0.28 Total Land Value: 11,400 Market: 0 Agricultural: 0 Common: 11,400 PRINTED 10/15/2025 BY SYS