

N1/2 OF SE1/4 AS LIES E OF
I-75 & BEG NE COR OF SE1/4 OF
SE1/4, RUN W 148.60 FT TO POB,

RODRIGUEZ-TORRES CARLOS I
P O BOX 908
LAKE CITY, FL 32056-0908

2026

06-3S-16-02021-000



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	14	CARPET 90			
Interior Floo	12	HARDWOOD 10			
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			5000	IMPROVED AG	
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC		6316.00	1.00/		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,928	100		1,928	155,748
FCP	462	25		116	9,370
FEP	300	80		240	19,388
FOP	48	30		14	1,131
TOTALS	2,738			2,298	185,637

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,298	110.9680	124.28	285,595	1974	1974	0	0	35.00	65.00	
1 SINGLE FAM 100% - 2006 Heated Area: 1928 HX Base Yr 2006												
1391 NW HUNTSVILLE CHURCH DR, LAKE CITY, FL 32056												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE	05/16/2023	MLU	
				INC DATE					AG DATE	07/13/2022	SPF	

COLUMBIA COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 3					Tax Dist:				
BUILDING MARKET VALUE					185,637				
TOTAL MARKET OB/XF VALUE					15,720				
TOTAL LAND VALUE - MARKET					326,150				
TOTAL MARKET VALUE					238,518				
SOH/AGL Deduction					91,869				
ASSESSED VALUE					146,649				
TOTAL EXEMPTION VALUE					HX HB	50,722			
BASE TAXABLE VALUE					95,927				
TOTAL JUST VALUE					527,507				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					527,507				
SALE:1:1: INCLUDED 02002-000 & 02025-000									