LOT 11 SUMMER RIDGE S/D.
CT 1275-1148, WD 1302-2013, WD 1

JORGE YASMANIS REYES/LOBAINA DAYMARA VELAQUEZ
880 SW CHERUB GLN
LAKE CITY, FL 32055

**2026**

**06-4S-17-08021-111**

## BUILDING CHARACTERISTICS

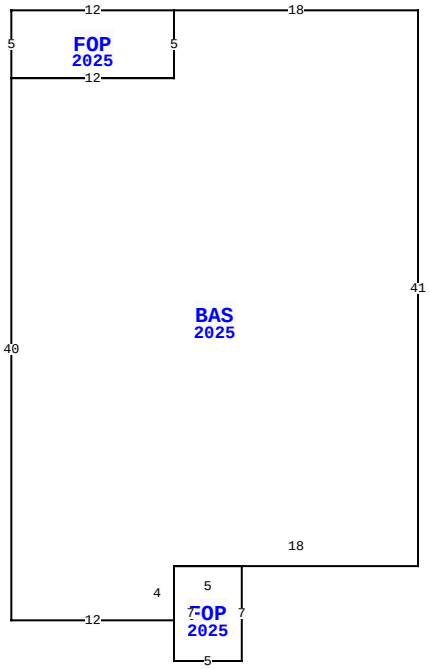
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Exterior Wall | 00 | N/A 0 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 15 | HARDTILE 100 |
| Interior Floo | 00 | N/A 0 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 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 | 6417.00 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,218 | 100 | 2025 | 1,218 | 172,191 |
| FOP | 35 | 30 | 2025 | 10 | 1,414 |
| FOP | 60 | 30 | 2025 | 18 | 2,544 |
| TOTALS | 1,313 | | | 1,246 | 176,150 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,246 | 127.5000 | 142.80 | 177,929 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 SINGLE FAM 0% - 2025 Heated Area: 1218 HX Base Yr




880 SW CHERUB GLN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/21/2023 MLU |
| INC DATE | | AG DATE | |

## 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 | 0169 | FENCE/WOOD | 0 | 0 | 0 | 0 | 192.00 | UT | 10.50 | 10.50 | 100 | 2025 | 2024 | | 100 | 2,016 | |
| 2 | 0166 | CONC,PAVMT | 0 | 0 | 0 | 0 | 400.00 | UT | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 1,200 | |

## COLUMBIA COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 176,150 |
| TOTAL MARKET OB/XF VALUE | 3,216 |
| TOTAL LAND VALUE - MARKET | 18,500 |
| TOTAL MARKET VALUE | 197,866 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 197,866 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 197,866 |
| TOTAL JUST VALUE | 197,866 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 199,645 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3910 | SFR | 572 | 09/15/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1528/2523 | 11/22/2024 | QC | U | V | 11 | 100 |

GRANTOR: LOBAINA DAYMARA VELAQ
GRANTEE: JORGE YASMANIS REYE

| | | | | | | |
|---|---|---|---|---|---|---|
| 1498/992 | 9/06/2023 | WD | Q | V | 01 | 34,000 |

GRANTOR: FARES AMIN S
GRANTEE: LOBAINA DAYMARA VEL

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W18 S5 W12 S40 E12 N4 E18 N41 $
FOP=[YR=2025;ORIG=50,10] E12 S5 W12 N5 $
FOP=[YR=2025;ORIG=62,51] E5 S7 W5 N7 $
.

## LAND DESCRIPTION

TOTAL OB/XF 3,216

| 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-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 18,500.00 | 18,500.00 | 18,500 | | | | | | | |

REVIEW DATE 10/12/2024 BY HC Total Acres: 0.32 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/07/2025 BY SYS