NW1/4 OF SW1/4 OF NW1/4.

465-569, 596-16, 757-2104, 813-3

SILVEIRA JOSE L/SILVEIRA TERESA L
P O BOX 1566
LAKE CITY, FL 32056

2026

06-5S-17-09145-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

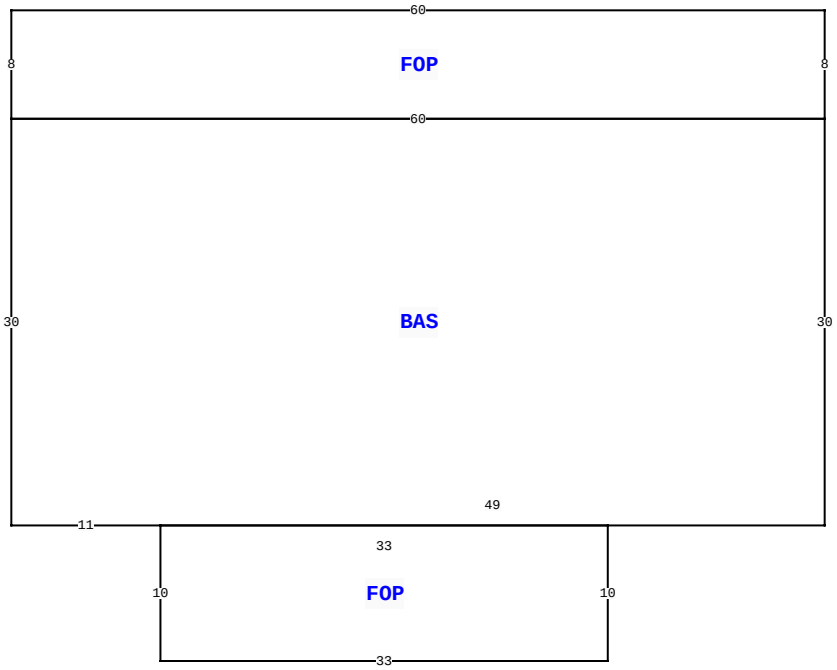
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	6517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100		1,800	141,980
FOP	330	30		99	7,809
FOP	480	30		144	11,358
TOTALS	2,610			2,043	161,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,043	108.3490	121.35	247,918	1992	1992	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 1996 Heated Area: 1800 HX Base Yr 1996



688 SW FINLEY LITTLE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		161,147
TOTAL MARKET OB/XF VALUE		2,100
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		174,767
SOH/AGL Deduction		64,516
ASSESSED VALUE		110,251
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		59,529
TOTAL JUST VALUE		253,247
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		253,247

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30614	MAINT/ALTR	55	11/20/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1308/0603	6/28/2015	WD	U	I	30	100
GRANTOR: JOSE L & TERESA L SIL						
GRANTEE: JOSE L & TERESA L S						
0813/0308	11/03/1995	WD	Q	I		92,000
GRANTOR: ZACHARY & CYNTHIA DOU						
GRANTEE: JOSE L & TERESA L S						

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	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	400	
3	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	200	

BUILDING NOTES

BUILDING DIMENSIONS

FOP= N8 W60 S8 E60$ BAS= W60S30 E11 FOP= S10 E33 N10 W33$ E49N30$.

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	100		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	280.00	280.00	2,520							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.00	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,000							

REVIEW DATE 07/26/2017 BY DF Total Acres: 10.00 Total Land Value: 11,520 Market: 81,000 Agricultural: 2,520 Common: 9,000 PRINTED 11/21/2025 BY SYS