COMM NW COR OF SW1/4 OF NE1/4, R
FOR POB, CONT E 140 FT, S 264 FT
N 264 FT TO POB.

PARK CARRIE LYNN
135 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08106-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

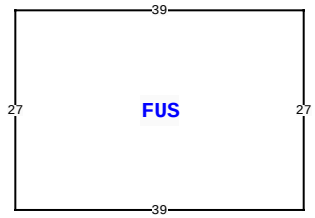
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 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	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	7417.00	1.00/

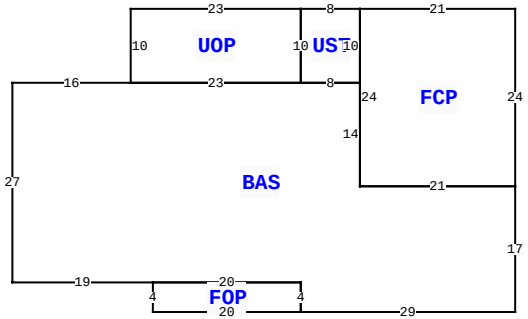
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,658	100		1,658	143,398
FCP	504	25		126	10,898
FOP	80	30		24	2,075
FUS	1,053	100		1,053	91,073
UOP	230	20		46	3,979
UST	80	45		36	3,114
TOTALS	3,605			2,943	254,537

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,943	118.8022	133.06	391,596	1969	1969	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2000 Heated Area: 2711 HX Base Yr





135 SW AURORA WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		254,537
TOTAL MARKET OB/XF VALUE		1,669
TOTAL LAND VALUE - MARKET		7,500
TOTAL MARKET VALUE		263,706
SOH/AGL Deduction		130,976
ASSESSED VALUE		132,730
TOTAL EXEMPTION VALUE	HX HB SX WX	105,722
BASE TAXABLE VALUE		27,008
TOTAL JUST VALUE		263,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		263,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
37188	MAINT/ALTR	75	09/07/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1546/302	7/23/2025	WD	U	I	11	100
GRANTOR: MORTON BETTY L						
GRANTEE: PARK CARRIE LYNN						
1543/1283	6/24/2025	LE	U	I	14	100
GRANTOR: MORTON BETTY L (LE)						
GRANTEE: PARK CARRIE LYNN (R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 S27 E19 FOP= S4 E20N4 W20$ E20 S4 E29 N17 FCP= N24 W21 S24 E21$ W21 N14 UST= N10 W8 S10 E8$ W8 UOP= N10 W23 S10 E23$ W23$ PTR=N30 FUS= N27 W39 S27 E39$ S30$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
2	0120	CLFENCE 4	0	100	0	0	450.00	UT	4.50	4.50	75	1993	1993	3	75	1,519	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 1,669

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	5,000.00	7,500.00	7,500							

REVIEW DATE 03/28/2017 BY RP Total Acres: 0.86 Total Land Value: 7,500 Market: 0 Agricultural: 0 Common: 7,500 PRINTED 11/07/2025 BY SYS