COMM NW COR OF SW1/4 OF NE1/4, R
TO E R/W OF RD, S ALONG R/W 836.
RUN E 140 FT, S 143.08 FT W 140

ESCOBAR CAROLINA ZAMORA/LAINEZ-BENITEZ WILLIAM
283 SW AURORA WAY
LAKE CITY, FL 32025

2026

07-4S-17-08109-003

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 90
Interior Floo	14	CARPET 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

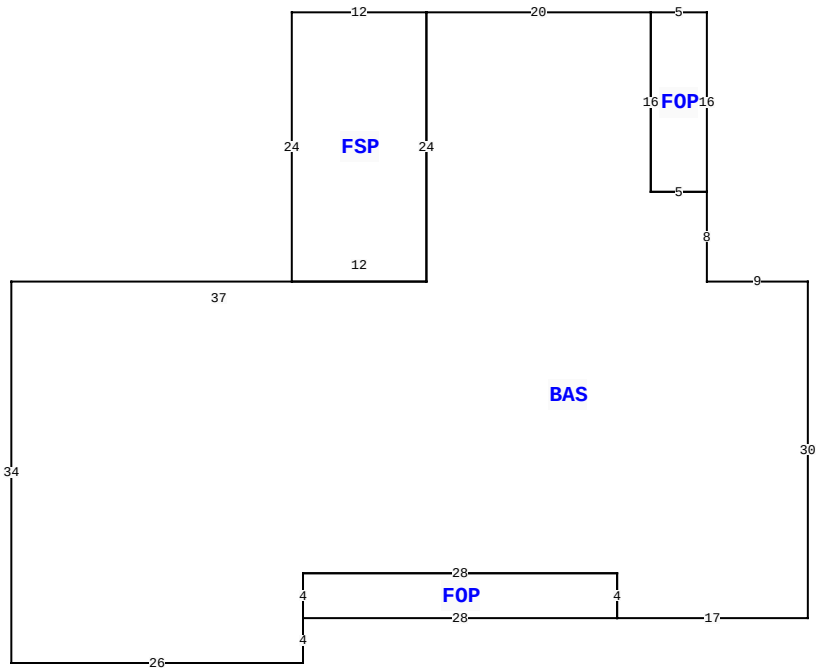
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	7417.0100	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,642	100		2,642	203,294
FOP	80	30		24	1,847
FOP	112	30		34	2,616
FSP	288	40		115	8,849
TOTALS	3,122			2,815	216,606

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,815	105.6960	118.38	333,240	1975	1985	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2019 Heated Area: 2642 HX Base Yr 2019



283 SW AURORA WAY, LAKE CITY

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		216,606
TOTAL MARKET OB/XF VALUE		1,740
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		236,846
SOH/AGL Deduction		86,722
ASSESSED VALUE		150,124
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		99,402
TOTAL JUST VALUE		236,846
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,846

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1357/0775	4/06/2018	WD	Q	I	01	170,000
GRANTOR: MARC A VANN						
GRANTEE: CAROLINA ZAMORA ESC						
1297/0379	6/10/2015	WD	U	I	38	72,000
GRANTOR: KELLY LEE & KILEY STA						
GRANTEE: MARC A VANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FSP= W12 S24 E12 N24$ S24 W37 S34 E26 N4 FOP= E28 N4 W28 S4$ N4 E28 S4 E17 N30 W9 N8 FOP= N16 W5 S16 E5$W5 N16$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	240	
3	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	100	
4	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 1,740

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	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2017 BY DF Total Acres: 0.50 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS