COMM SE COR OF NE1/4 OF SE1/4, R
W 86.8 FT TO E R/W US-41, N ALON
FT FOR POB, CONT N 140 FT, E 133

TREJO-SANTANDER FERNANDO/TREJO PATRISIA
2537 SW MAIN BLVD
LAKE CITY, FL 32025

2026

07-4S-17-08151-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

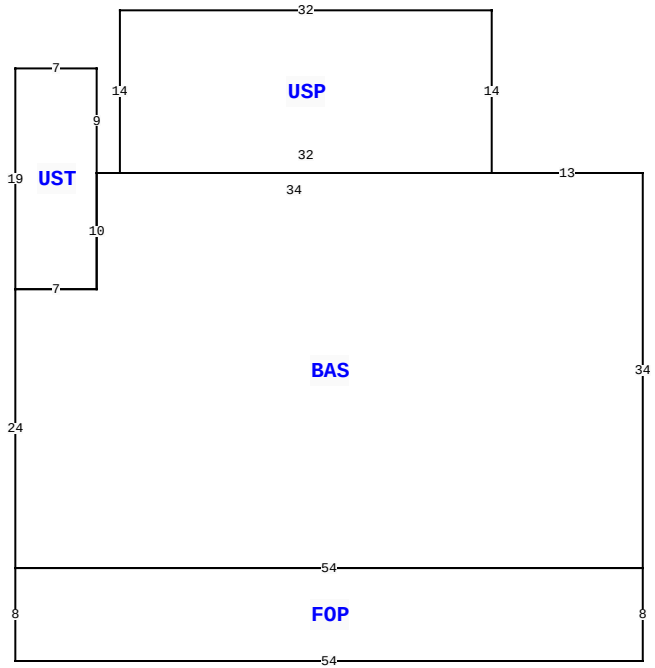
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 70
Interior Floo	12	HARDWOOD 30
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	02	02
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	1,766	100		1,766	79,841
FOP	432	30		130	5,877
USP	448	35		157	7,098
UST	133	45		60	2,713
TOTALS	2,779			2,113	95,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,113	73.3887	82.20	173,689	1959	1959	0	0	10	35.00	55.00

1 SINGLE FAM 100% - 2025 Heated Area: 1766 HX Base Yr 2025



2537 SW MAIN BLVD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		95,529
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		31,618
TOTAL MARKET VALUE		129,547
SOH/AGL Deduction		58,067
ASSESSED VALUE		71,480
TOTAL EXEMPTION VALUE	HX HB	46,480
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		129,547
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		129,547

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000051034	Electrical Servic	0	10/11/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1511/1053	3/27/2024	WD	Q	I	01	135,000
GRANTOR: ROSADO CARLOS A						
GRANTEE: TREJO-SANTANDER FER						
1420/2605	10/01/2020	QC	U	I	11	100
GRANTOR: JENNIFER ROSADO						
GRANTEE: CARLOS ROSADO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 USP= N14 W32 S14 E32$ W34 UST= N9 W7 S19 E7 N10$ S10 W7 S24 FOP= S8 E54 N8 W54$ E54 N34$.

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	0210	GARAGE U	0	100	20	20	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
2	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
3	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	100	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	300	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2012	2012	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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		CG	0.00	0.00	18,676.00	SF		1.00	1.00	0.75	2.00	1.50	28,014							
2	0000	C	VAC RES	100			0.00	0.00	3,003.00	SF		1.00	1.00	0.60	2.00	1.20	3,604							

REVIEW DATE 12/06/2024 BY tommy Total Acres: 0.50 Total Land Value: 31,618 Market: 0 Agricultural: 0 Common: 31,618 PRINTED 11/19/2025 BY SYS