

COMM NW COR OF NE1/4, RUN S 615.
E 208.71 FT FOR POB, CONT E 293.
S 685.72 FT S LINE OF NW1/4 OF N

JURCZAK PATRYK W/JURCZAK BRITTANY M
1921 SW TOMOKA TER
LAKE CITY, FL 32025

2026

07-4S-17-08154-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	7417.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,880	100		2,880	230,056
FEP	195	80		156	12,462
FGR	682	55		375	29,955
FOP	120	30		36	2,876
FOP	200	30		60	4,793

TOTALS	4,077			3,507	280,141
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00
2	0220	JACUZZI	0	0	0	0	1.00	UT	0.00
3	0080	DECKING	0	0	0	0	1.00	UT	0.00
4	0260	PAVEMENT-A	0	0	18	20	1.00	UT	0.00
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		00	0.00	0.00	5.57

REVIEW DATE 05/12/2025 BY TP

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,507	103.7400	116.19	407,478	1978	2000	0	0	0	31.25	68.75
1 SINGLE FAM 0% - 2025 Heated Area: 2880 HX Base Yr												

1921 SW TOMOKA TER, LAKE CITY	BLD DATE	LGL DATE	04/10/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0220	JACUZZI	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,500	
3	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0260	PAVEMENT-A	0	0	18	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	3,000	
5	0060	CARPORT F	0	0	18	20	360.00	UT	5.00	5.00	100	1993	1993	3	100	1,800	

TOTAL OB/XF													9,000	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
00	0.00	0.00	5.57	AC		1.00	1.00	1.10	9,000.00	9,900.00				

Total Acres: 5.57 Total Land Value: 55,143 Market: 0 Agricultural: 0 Common: 55,143

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2 Tax Dist:			
BUILDING MARKET VALUE		280,141			
TOTAL MARKET OB/XF VALUE		9,000			
TOTAL LAND VALUE - MARKET		55,143			
TOTAL MARKET VALUE		344,284			
SOH/AGL Deduction		0			
ASSESSED VALUE		344,284			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		344,284			
TOTAL JUST VALUE		344,284			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		349,378			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000047908	Roof Replacement	19,000	08/17/2023
27582	REMODEL	45	01/21/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1532/2053	1/29/2025	WD	Q	I	01	430,000	
GRANTOR: BOKINSKY CAROLYN							
GRANTEE: JURCZAK PATRYK W							
1444/2764	8/13/2021	LE	U	I	14	100	
GRANTOR: HEIMER MURIEL KAY							
GRANTEE: BOKINSKY CAROLYN AN							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W47 FOP= N10 W12 S10 E12\$ W30 S20 FEP= W15 FGR= N4 W22 S31 E22 N27\$ S13 E15 N13\$ S20 E25 FOP= E25 N8 W25 S8\$ N8 E25 S8 E27 N40\$.									

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