

LOT 29 TIMBERLANDS S/D PHASE 1
WD 1151-2385, WD 1249-572, QC 12

PEREZ RONALD T/PEREZ VALERIE S
278 SW MULBERRY DR
LAKE CITY, FL 32024

2026

10-4S-16-02856-129

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	MSNRY STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	03	MASONRY 100
Stories	2.	2. 100
Architectual	05	CONV 100
Units		0 100

Quality		05	05
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC		10416.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,310	100	
FGR	630	55	
FOP	18	30	
FSP	300	40	
FUS	1,620	100	
TOTALS	3,878		

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0166	CONC, PAVMT	0 100	0	0	1,866.00	UT	2.00	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	3,401	107.3310	120.21	408,834	2013	2013	0	0	0	12.00	88.00	
1 SINGLE FAM 100% - 2021													
Heated Area: 2930													
HX Base Yr 2021													
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UNITS		UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES						
1,866.00		UT	2.00	2.00	100	2013	2013	3	100	3,732							

TOTAL OB/XF																3,732
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	22,500.00	22,500.00

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	3
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 3		Tax Dist:			
BUILDING MARKET VALUE		359,774			
TOTAL MARKET OB/XF VALUE		3,732			
TOTAL LAND VALUE - MARKET		22,500			
TOTAL MARKET VALUE		386,006			
SOH/AGL Deduction		119,922			
ASSESSED VALUE		266,084			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		215,362			
TOTAL JUST VALUE		386,006			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		390,094			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
30498	SFR	868	10/03/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1412/0689	5/18/2020	WD	Q	I	01	265,000
GRANTOR: VICTOR M CASTRO						
GRANTEE: RONALD T & VALERIE						
1286/2539	12/29/2014	QC	U	I	11	100
GRANTOR: YESSENIA CUADROS						
GRANTEE: VICTOR M CASTRO						

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS= W40 FSP= W10 S30 E10 N30\$ S30 FGR= W10 S21 E30 N21 W20\$E20 S7 E2 FOP= E6 N3 W6 S3\$ N3 E6 S2 E12 N36\$ PTR= N30 FUS= N36 W40 S51 E20 N30 E8 S15 E12\$ S30\$.															