

LOT 19 CREST POINTE S/D.
968-57, DC 1165-1501, WD 1237-13

MANUGUERRA RAYMOND C/SMOAK DEBORAH L
272 SW STORY PL
LAKE CITY, FL 32024

2026

11-4S-16-02905-419



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LAM/VNLPLK 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectural	05	CONV 100
Units	0	100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100

Quality	05	05
DOR CODE	0100	SINGLE FAMILY

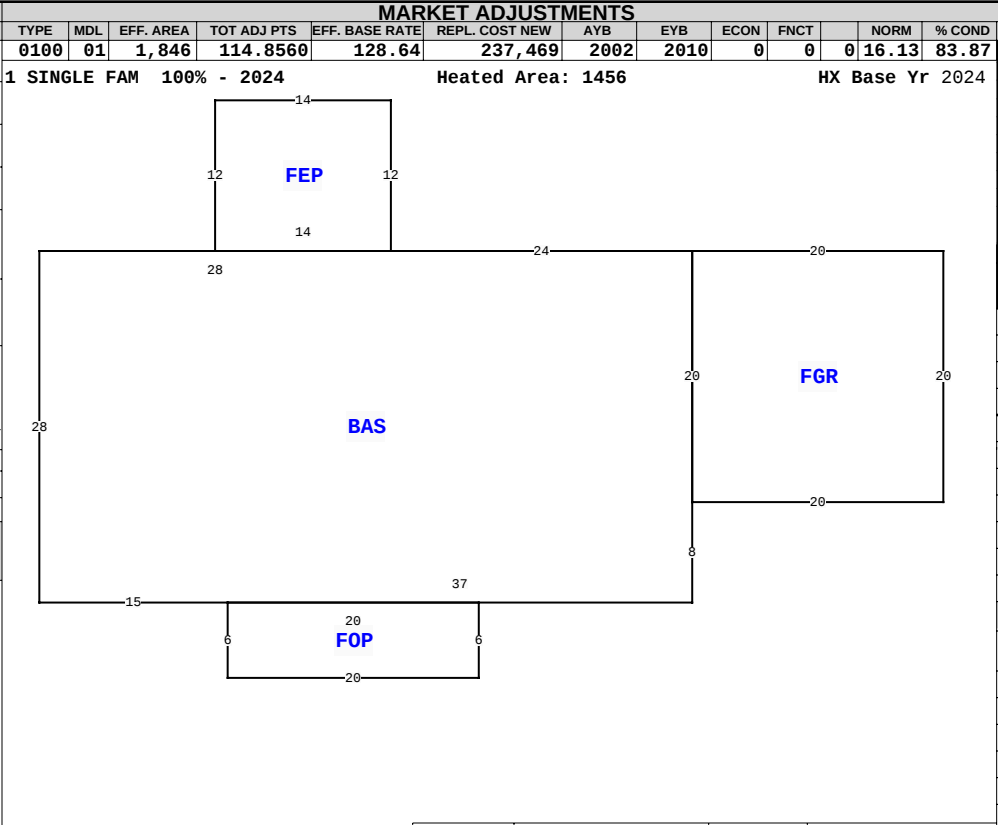
MAP NUM		MKT AREA	06
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NEIGHBORHOOD/LOC	11416.00	1.00/
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100		1,456	157,089
FEP	168	80		134	14,458
FGR	400	55		220	23,736
FOP	120	30		36	3,884

TOTALS	2,144			1,846	199,165
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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	0	1,051.00	UT 2.00
2	0296	SHED METAL	0	100	8	10		80.00	UT 5.00
3	0169	FENCE/WOOD	0	100	0	0		1.00	UT 0.00



272 SW STORY PL, LAKE CITY	BLD DATE	LGL DATE	04/03/2025	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	0166	CONC, PAVMT	0	100	0	0			2.00	100	2002	2002	3	100	2,102	
2	0296	SHED METAL	0	100	8	10			5.00	100	2002	2002	3	100	400	
3	0169	FENCE/WOOD	0	100	0	0			0.00	100	2024	2023		100	1,000	

LAND DESCRIPTION										TOTAL OB/XF										3,502		
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	LAND VALUE					
1	0100	C	SFR	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00						
REVIEW DATE		01/08/2024		BY	KS		Total Acres:		0.51		Total Land Value:		35,000		Market:		0		Agricultural:		0	

COLUMBIA COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		199,165	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		35,000	
SOH/AGL Deduction		ASSESSED VALUE		237,667	
TOTAL EXEMPTION VALUE		HX HB SX		140,176	
BASE TAXABLE VALUE		TOTAL JUST VALUE		97,491	
NCON VALUE		INCOME VALUE		97,491	
PREVIOUS YEAR MKT VALUE				0	
				237,667	
				0	
				240,232	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043125	Roof Replacement	13,447	11/08/2021
19843	SFR	270	08/13/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1490/402	5/05/2023	WD	Q	I	01
GRANTOR: HINSON JEREMY R					SALE PRICE
GRANTEE: MANUGUERRA RAYMOND					272,000
1477/2094	10/19/2022	WD	Q	I	01
GRANTOR: WATSON JONATHAN A					263,000
GRANTEE: HINSON JEREMY R					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W24 FEP= N12 W14 S12 E14\$ W28 S28 E15 FOP= S6 E20 N6 W20\$ E37 N8 FGR= E20 N20 W20 S20\$ N20\$.									