COMM SE COR OF SEC, RUN N
1993.77 FT FOR POB, RUN W
397.14 FT, N 1098.07 FT, E

DARWICHE ZIAD H/DARWICHE MARIAM
521 SW STARLIGHT COURT
LAKE CITY, FL 32024

2026

12-4S-15-00347-016

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

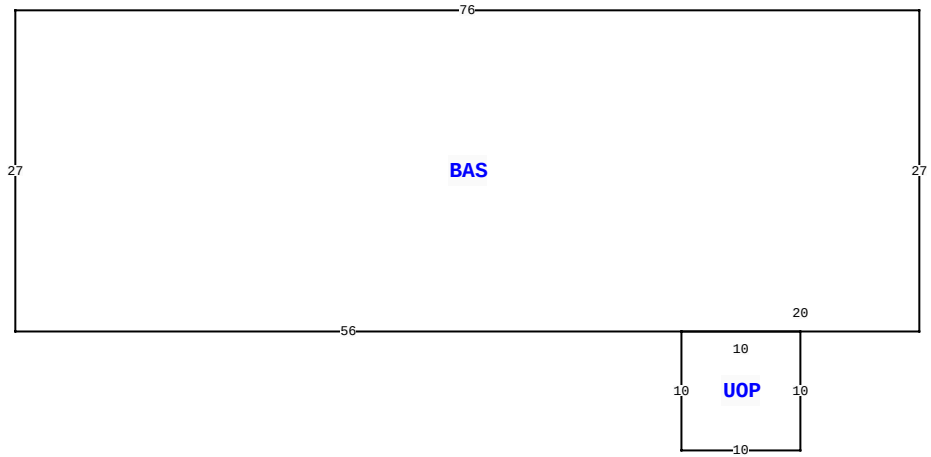
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	12415.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100		2,052	56,094
UOP	100	25		25	684
TOTALS	2,152			2,077	56,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,077	113.9000	68.34	141,942	1998	1997	0	0	0	60.00	40.00

1 MOBILE HME 100% - 2012 Heated Area: 2052 HX Base Yr 2012



521 SW STARLIGHT CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		56,777
TOTAL MARKET OB/XF VALUE		9,300
TOTAL LAND VALUE - MARKET		90,360
TOTAL MARKET VALUE		78,437
SOH/AGL Deduction		28,047
ASSESSED VALUE		50,390
TOTAL EXEMPTION VALUE	HX HB	25,390
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		156,437
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,437

SALE:1:1: THOMAS J & ROSARIO A KEGEL (H & W) 10.02

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1226/2429	12/15/2011	WD	Q	I	01	80,000
GRANTOR: KEGEL						
GRANTEE: ZIAD & MARIAM DARWI						
0842/1764	7/08/1997	WD	Q	V		35,000
GRANTOR: DAVID & JANICE FLATT						
GRANTEE: KEGEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S27 E56 UOP= S10 E10 N10 W10$ E20 N27$.

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	1997	1997	3	100	1,200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	300	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	200	
4	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2005	2005	3	100	100	
5	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2010	2010	3	100	500	
6	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 9,300

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	0200	C	MBL HM	100		A-1	0.00	0.00	1.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	9,180							
2	5500	A	TIMBER 2	0		A-1	0.00	0.00	4.00	AC		1.00	1.00	1.00	445.00	445.00	1,780							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	280.00	280.00	1,400							
4	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.02	AC		1.00	1.00	1.00	9,000.00	9,000.00	81,180							

REVIEW DATE 02/06/2024 BY KS Total Acres: 10.02 Total Land Value: 12,360 Market: 81,180 Agricultural: 3,180 Common: 9,180 PRINTED 11/07/2025 BY SYS