LOT 15 CREEKSIDE S/D.
WD 998-315, WD 1040-2603, QC 105

CERVANTES JOSE F/CERVANTES OLGA E
185 SW LUCY CT
LAKE CITY, FL 32025

2026

12-4S-16-02939-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

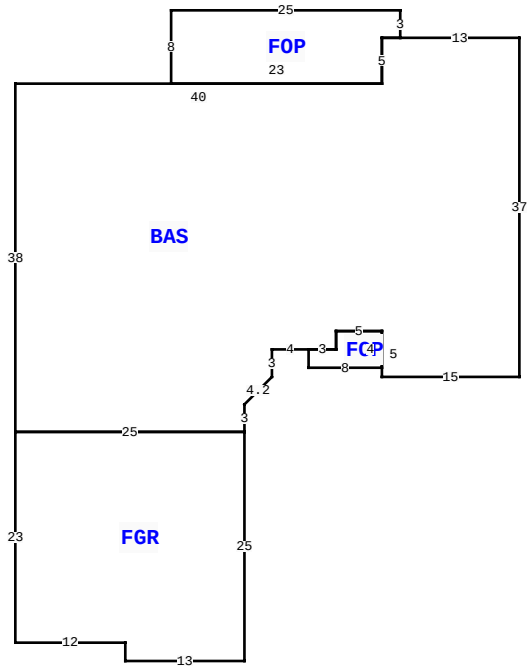
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 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	12416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,944	100		1,944	210,388
FGR	601	55		331	35,822
FOP	26	30		8	866
FOP	190	30		57	6,169
TOTALS	2,761			2,340	253,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,340	119.2950	133.61	312,647	2006	2006	0	0	0	19.00	81.00

1 SINGLE FAM 50% - 2021 Heated Area: 1944 HX Base Yr 2021



185 SW LUCY CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		253,244
TOTAL MARKET OB/XF VALUE		4,340
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		292,584
SOH/AGL Deduction		44,462
ASSESSED VALUE		248,122
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		197,400
TOTAL JUST VALUE		292,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000053344	Roof Replacement	24,159	06/10/2025
23527	SFR	540	08/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1418/1399	8/28/2020	WD	Q	I	01	229,000
GRANTOR: JAMES B WEST						
GRANTEE: JOSE F & OLGA E CER						
1352/0896	1/22/2018	PB	U	I	18	0
GRANTOR: CLERK OF COURT						
GRANTEE: JAMES B WEST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W13 FOP= N3 W25 S8 E23 N5 E2$ W2 S5 W40 S38 FGR= S23 E12 S2 E13 N25 W25 $ E25 N3 R3 U3 N3 E4 FOP= S2 E8 N4 W5 S2 W3$ E3 N2 E5 S5 E15 N37$.

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	0166	CONC,PAVMT	0	50	0	0	1,216.00	UT	2.50	2.50	100	2006	2006	3	100	3,040	
2	0296	SHED METAL	0	50	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	1,300	

LAND DESCRIPTION

TOTAL OB/XF 4,340

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	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/08/2025 BY chuck Total Acres: 0.50 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 12/31/2025 BY SYS