COMM NW COR OF SW1/4, RUN S 384.
E 1296.44 FT, S 349.43 FT, W 129
N 349.43 FT TO POB (AKA LOT 4 PI

THE PEREZ FAMILY TRUST DATED JANURARY 25, 2022
PO BOX 1763
LAKE CITY, FL 32056

2026

12-5S-15-00447-203

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	12515.020 1.00/		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

484 SW PINE RIDGE CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	44,000
TOTAL LAND VALUE - MARKET	92,880
TOTAL MARKET VALUE	136,880
SOH/AGL Deduction	0
ASSESSED VALUE	136,880
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,880
TOTAL JUST VALUE	136,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	136,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
14595	PUMP/UTPOL	30	10/07/1998
10443	PUMP/UTPOL	10,443	11/14/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1486/1120	3/08/2023	WD	Q	I	04	150,000
GRANTOR: WARD DALLAS T JR						
GRANTEE: THE PEREZ FAMILY TR						
1474/2418	8/16/2022	WD	U	V	11	100
GRANTOR: PEREZ ISABELLE						
GRANTEE: THE PEREZ FAMILY TR						

BUILDING NOTES

BUILDING DIMENSIONS

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	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0255	MBL HOME S	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	2024	2023		100	1,000	
3	0070	CARPORT UF	0	0	120	60	7,200.00	UT	5.00	5.00	100	2024	2023		100	36,000	

LAND DESCRIPTION

TOTAL OB/XF 44,000

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	0700	C	MISC RES	0		A-1	0.00	0.00	10.40	AC		1.00	0.80	0.80	9,000.00	7,200.00	74,880							
2	0000	C	VAC RES	0		A-1	0.00	0.00	1.70	AC		1.00	1.00	1.00	9,000.00	9,000.00	15,300							
3	0000	C	VAC RES	0		A-1	0.00	0.00	0.30	AC		1.00	1.00	1.00	9,000.00	9,000.00	2,700							

REVIEW DATE 07/13/2016 BY DF Total Acres: 12.40 Total Land Value: 92,880 Market: 0 Agricultural: 0 Common: 92,880 PRINTED 11/07/2025 BY SYS