COMM SE COR, W 666.20 FT, N 660.
CONT N 210 FT, W 210 FT, S 210 F
POB & ALSO COMM SE COR, W 666.20

MOREIRA ADINAEL FERNANDO/MOREIRA VIVIANE OLIVEIRA
129 NE SAW GRASS GLN
LAKE CITY, FL 32055

2026

13-2S-17-04709-008

BUILDING CHARACTERISTICS

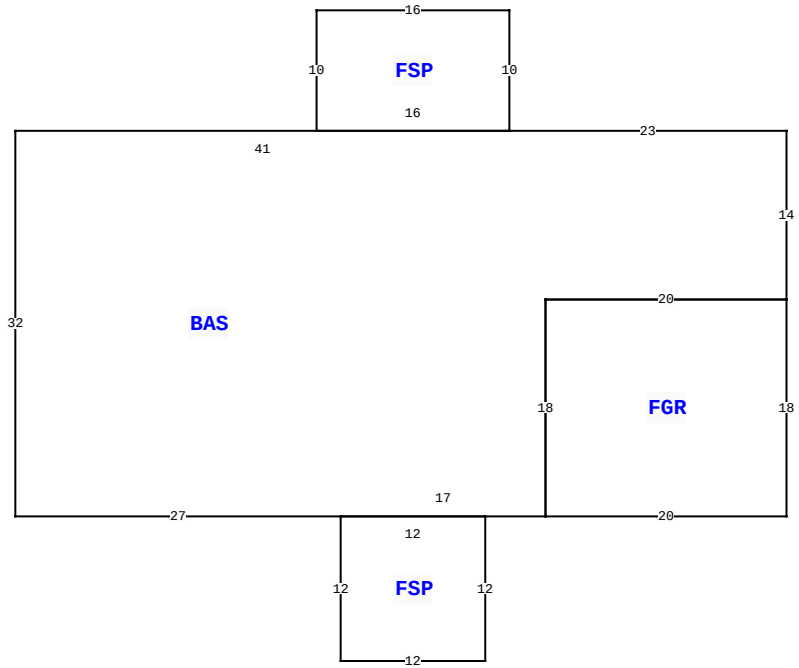
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	1217.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,688	100		1,688	175,468
FGR	360	55		198	20,582
FSP	144	40		58	6,029
FSP	160	40		64	6,653
TOTALS	2,352			2,008	208,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,008	123.7500	138.60	278,309	1988	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2024 Heated Area: 1688 HX Base Yr 2024



129 NE SAW GRASS GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	12/07/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		208,732
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		34,830
TOTAL MARKET VALUE		227,703
SOH/AGL Deduction		0
ASSESSED VALUE		227,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,981
TOTAL JUST VALUE		256,562
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,345

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1488/2188	4/13/2023	WD	Q	I	01	319,900

GRANTOR: GRIFFIN TERESA K

GRANTEE: MOREIRA ADINAEL FER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= N10 W16 S10 E16$ W41 S32 E27 FSP= S12 E12N12 W12$ E17 FGR= E20 N18 W20S18$ N18 E20 N14$.

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	2023	2022		100	1,200	
2	0040	BARN,POLE	0	100	0	0	1.00	UT	500.00	500.00	100	2023	2022		100	500	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
4	0166	CONC,PAVMT	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
5	0210	GARAGE U	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
6	0070	CARPORT UF	0	100	0	0	1.00	UT	800.00	800.00	100	2023	2022		100	800	
7	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2023	2022		100	1,200	
8	0263	PRCH,USP	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2023	2022		100	1,500	
9	0020	BARN,FR	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2023	2022		100	5,000	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	3,000.00	3,000.00	3,000							
2	6200	A	PASTURE 3	100					10.61	AC		1.00	1.00	1.00	280.00	280.00	2,971							
3	9910	M	MKT.VAL.AG	100					10.61	AC		1.00	1.00	1.00	3,000.00	3,000.00	31,830							

REVIEW DATE 09/27/2023 BY TP Total Acres: 11.61 Total Land Value: 5,971 Market: 31,830 Agricultural: 2,971 Common: 3,000 PRINTED 11/21/2025 BY SYS