LOT 8 SOUTHERN APPROACHES S/D UN
792-072, DC 1023-1273, WD 1023-1

RAMOS JAIME ALBERTO CINTRON
168 SW POBERENZY GLN
LAKE CITY, FL 32025

2026

13-4S-16-02952-308

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	07	07

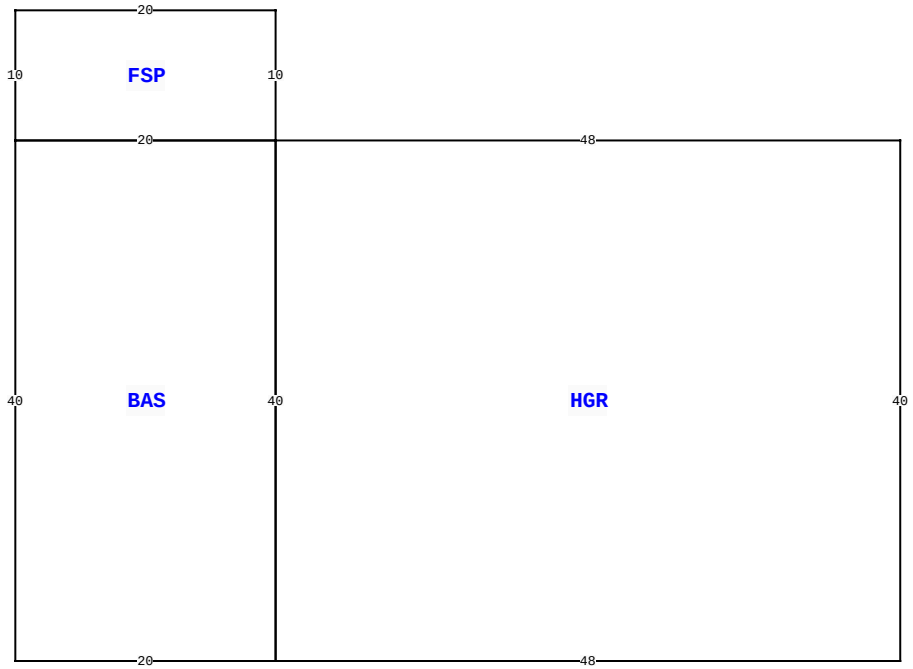
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	13416.030	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100		800	104,693
FSP	200	40		80	10,469
HGR	1,920	45		864	113,068
TOTALS	2,920			1,744	228,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,744	124.6300	139.59	243,445	2013	2020	0	0	0	6.25	93.75

1 SINGLE FAM 100% - 2025 Heated Area: 800 HX Base Yr 2025



168 SW POBEREZNY GLN, 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		228,230
TOTAL MARKET OB/XF VALUE		7,584
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		270,814
SOH/AGL Deduction		0
ASSESSED VALUE		270,814
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		170,092
TOTAL JUST VALUE		270,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,857

SALE:1:1: LOT 8 SOUTHERN APPROACHES UNIT II

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31237	PLANE HNGR	779	07/10/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1509/2353	3/01/2024	WD	Q	I	01	395,000
GRANTOR: DECKER DANIEL						
GRANTEE: RAMOS JAIME ALBERTO						
1249/1899	2/14/2013	WD	Q	V	03	48,800
GRANTOR: FC CARROL PROPERTIES						
GRANTEE: DANIEL & JEANNE DEC						

BUILDING NOTES

BUILDING DIMENSIONS

HGR=[ORIG=0,0] W48 S40 E48 N40 $
BAS=[ORIG=-48,0] W20 S40 E20 N40 $
FSP=[ORIG=-48,0] N10 W20 S10 E20 $
.

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	100	0	0	3,792.00	UT	2.00	2.00	100	2013	2013	3	100	7,584	

LAND DESCRIPTION

TOTAL OB/XF 7,584

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		CI	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/22/2025 BY KS Total Acres: 0.70 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/06/2025 BY SYS