LOT 10 COUNTRY CREEK S/D.
391-276, 667-589, 732-906, WD 11

CORRAO MICHAEL/BUCCHI LONNIE
517 HARDWOOD CIR
ORLANDO, FL 32828

2026

15-4S-17-08359-050

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	05	05

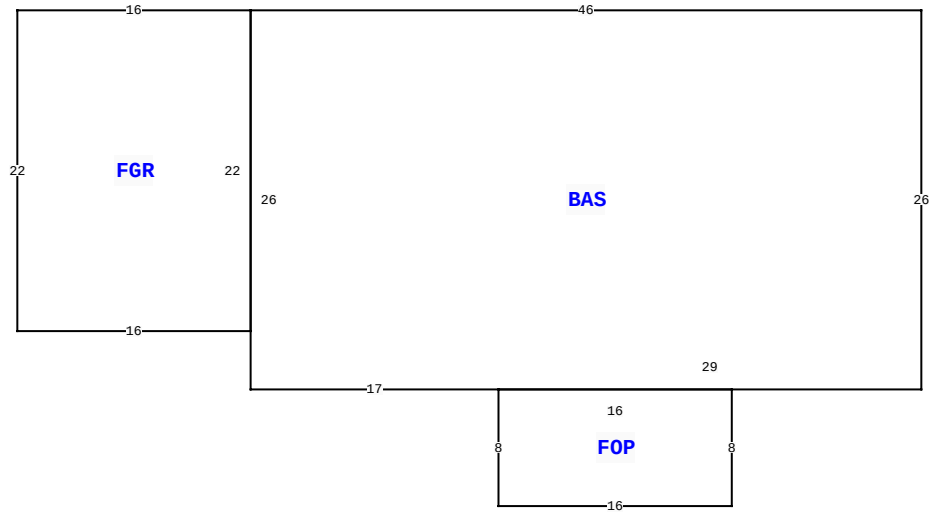
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 15417.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,196	100		1,196	132,523
FGR	352	55		194	21,496
FOP	128	30		38	4,211
TOTALS	1,676			1,428	158,230

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,428	119.2000	133.50	190,638	2008	2008	0	0	0	17.00	83.00

1 SINGLE FAM 0% - 0 Heated Area: 1196 HX Base Yr



265 SE BREAM LOOP, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,230
TOTAL MARKET OB/XF VALUE	3,572
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	180,302
SOH/AGL Deduction	0
ASSESSED VALUE	180,302
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	180,302
TOTAL JUST VALUE	180,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,208

PERMIT NUM	DESCRIPTION	AMT	ISSUED
27072	SFR	532	06/09/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1340/0925	7/07/2017	WD	Q	I	01	120,000
GRANTOR: ZACH MOSS						
GRANTEE: MICHAEL CORRAO & LO						
1141/1295	1/23/2008	WD	Q	V		22,000
GRANTOR: RUIZ						
GRANTEE: ZACH MOSS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W46 FGR= W16 S22 E16 N22$ S26 E17 FOP= S8 E16 N8 W16$ E29 N26$.

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	0296	SHED METAL	0	0	8	10	80.00	UT	5.00	5.00	100	2004	2004	3	100	400	
2	0166	CONC,PAVMT	0	0	0	0	924.00	UT	3.00	3.00	100	2008	2008	3	100	2,772	
3	0169	FENCE/WOOD	0	0	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 3,572

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/02/2017 BY BC Total Acres: 0.38 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/18/2025 BY SYS