LOT 15 KIMBERLY OAKS S/D.
WD 1027-1678, PB 1394-1110, WD 1

MATUTE DIANA SOBEYDA DUARTE/SANTOS ELMER OQUELI ME
147 SW CHRISTENSEN CT
LAKE CITY, FL 32024

2026

16-4S-16-03026-115

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

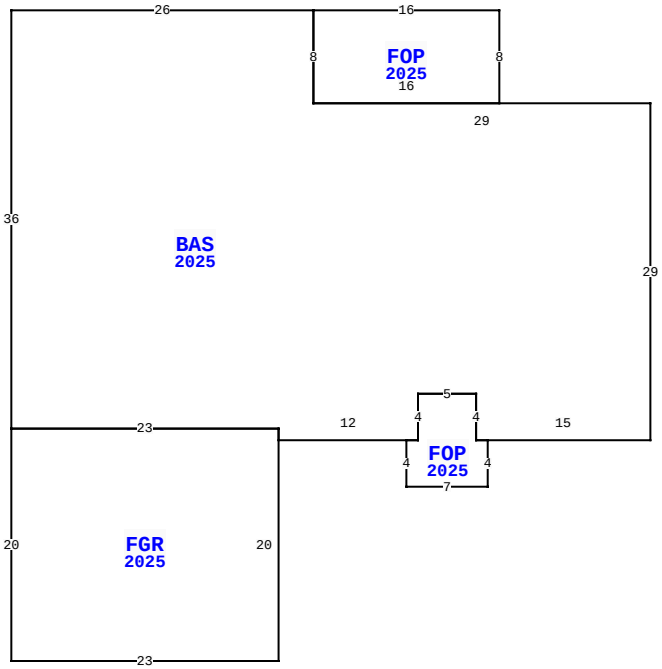
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	16416.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,760	100	2025	1,760	227,975
FGR	460	55	2025	253	32,772
FOP	48	30	2025	14	1,814
FOP	128	30	2025	38	4,922
TOTALS	2,396			2,065	267,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,065	116.8200	130.84	270,185	2024	2024	0	0	0	1.00	99.00

1 SINGLE FAM 100% - 2025 Heated Area: 1760 HX Base Yr 2025



147 SW CHRISTENSEN 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: 3	Tax Dist:	
BUILDING MARKET VALUE		267,483
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		306,203
SOH/AGL Deduction		0
ASSESSED VALUE		306,203
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,481
TOTAL JUST VALUE		306,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,905

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052211	Right-of-Way Acce		01/30/2025
000048105	New Residential C	275,000	09/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/1702	5/28/2024	WD	Q	I	01	412,000
GRANTOR: LEV JOANN T						
GRANTEE: MATUTE DIANA SOBEYD						
1483/752	1/19/2023	WD	Q	V	01	45,000
GRANTOR: DANIEL CRAPPS FAMILY						
GRANTEE: LEV JOANN T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=80,10] W29 N8 W26 S36 E23 S1 E12 N4 E5 S4 E15 N29 $
FGR=[YR=2025;ORIG=25,38] E23 S20 W23 N20 $
FOP=[YR=2025;ORIG=51,2] E16 S8 W16 N8 $
FOP=[YR=2025;ORIG=65,35] W5 S4 W1 S4 E7 N4 W1 N4 $
.

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	1,240.00	UT	3.00	3.00	100	2025	2024		100	3,720	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 09/11/2024 BY HC Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/07/2025 BY SYS