W1/2 OF SE1/4 OF NW1/4 OF SE1/4.
OF AN UNR S/D).

CABALLERO EDDIE ERNESTO
517 SW LAMBOY CIR
LAKE CITY, FL 32024

2026

16-4S-16-03038-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	16416.010 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

194 SW LEGION DR, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	65,500
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	115,500
SOH/AGL Deduction	0
ASSESSED VALUE	115,500
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,500
TOTAL JUST VALUE	115,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	115,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1529/871	12/06/2024	WD	Q	I	01	255,000
GRANTOR: MORRISON CHRISTINE R						
GRANTEE: CABALLERO EDDIE ERN						
1454/542	11/30/2021	LE	U	I	14	100
GRANTOR: MORRISON THOMAS E (EN						
GRANTEE: MORRISON CHRISTINE						

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	0030	BARN,MT	0	0	40	100	4,000.00	UT	15.00	15.00	100	0	0	3	100	60,000	
2	9946	Well	0	0	0	0	1.00	UT	4,000.00	4,000.00	100	2025	2024		100	4,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 65,500

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			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 12/18/2024 BY ME Total Acres: 5.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 09/30/2025 BY SYS