LOT 7 TRIO PARK S/D.
ORB 456-268, DC 819-2173,

LARRAMORE CYNTHIA L
366 SE ANASTASIA DR
LAKE CITY, FL 32025

2025

16-4S-17-08382-107

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

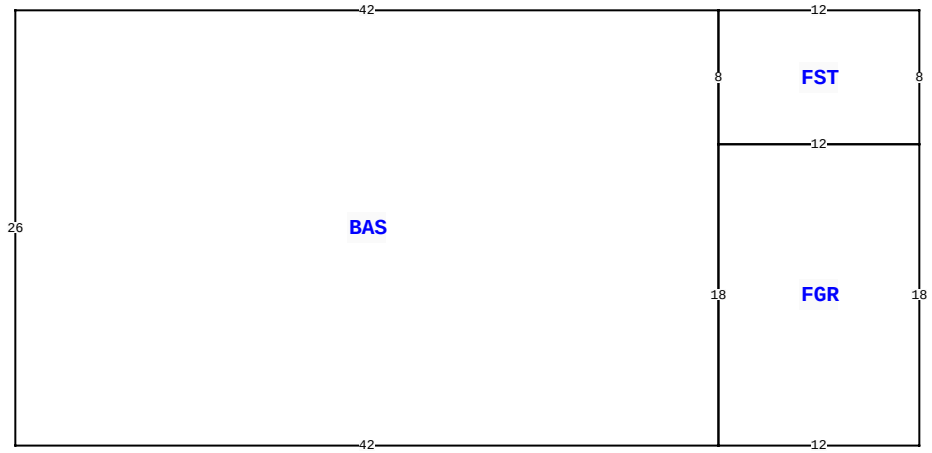
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	16417.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100		1,092	89,676
FGR	216	55		119	9,772
FST	96	55		53	4,352
TOTALS	1,404			1,264	103,801

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,264	112.8000	126.34	159,694	1980	1980	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 1997 Heated Area: 1092 HX Base Yr 1997



366 SE ANASTASIA ST, 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		103,801
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		122,801
SOH/AGL Deduction		55,691
ASSESSED VALUE		67,110
TOTAL EXEMPTION VALUE	HX HB	42,110
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,310

SALE:1:1: LOT 7 TRIO PARK

LAND:1:1: 0.50 AC

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0819/2174	3/30/1996	WD	Q	I		49,000

GRANTOR: MARY R RUNIONS

GRANTEE: CYNTHIA L LARRAMORE

0449/0295	6/01/1980	03	Q	V		3,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W42 S26 E42 FGR= E12 N18 W12 S18$ N18 FST= E12 N8W12 S8$ N8$.

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	1.00	UT	0.00	0.00	100	0	0	3	100	150	
2	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
3	0252	LEAN-TO W/	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	

LAND DESCRIPTION

TOTAL OB/XF 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	0100	C	SFR	100		A-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 05/03/2017 BY DF Total Acres: 0.49 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 06/23/2025 BY SYS