

COMM SE COR OF SW1/4 OF NW1/4, W
R/W 441, N 909 FT TO POB, W 256
256 FT, S 186 FT TO POB.

DIAZ LAZARO MORALES/PEREZ CONSUELO ORTIZ
3513 PINWOOD AVE
WEST PALM BEACH, FL 33407

2026

17-3S-17-05000-004



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	17317.00 1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	84	100
BAS	828	100
FSP	152	40
UOP	40	20
TOTALS	1,104	981
TOTALS		67,820

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0100	01	981	94.9666	106.36	104,339	1950	1952	0	0	0	35.00	65.00													
1 SINGLE FAM 0% - 2025 Heated Area: 912 HX Base Yr																									
3046 N US HIGHWAY 441 , LAKE CITY																									
<table><tr><td>BLD DATE</td><td></td><td>LGL DATE</td><td></td></tr><tr><td>XF DATE</td><td></td><td>LAND DATE</td><td></td></tr><tr><td>INC DATE</td><td></td><td>AG DATE</td><td></td></tr></table>														BLD DATE		LGL DATE		XF DATE		LAND DATE		INC DATE		AG DATE	
BLD DATE		LGL DATE																							
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EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993
2	0080	DECKING	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010
3	0166	CONC, PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2010	2010
4	0031	BARN, MT AE	0	0	24	34	816.00	UT	9.00	9.00	100	2010	2010

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	0100	C	SFR	0		00	0.00	0.00	1.09	AC		1.00	1.00

COLUMBIA COUNTY PROPERTY					PAGE 1 of 1		2
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				67,820			
TOTAL MARKET OB/XF VALUE				7,994			
TOTAL LAND VALUE - MARKET				14,715			
TOTAL MARKET VALUE				90,529			
SOH/AGL Deduction				0			
ASSESSED VALUE				90,529			
TOTAL EXEMPTION VALUE				0			
BASE TAXABLE VALUE				90,529			
TOTAL JUST VALUE				90,529			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				90,529			