COMM SE COR OF SEC FOR POB,
RUN W 1954.30 FT, N 59.98 FT,
E 563.34 FT, N 579.13 FT, W

RAMIREZ BEATRIZ
22592 SW 102ND CT
CUTLER BAY, FL 33190

2026

18-4S-17-08477-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

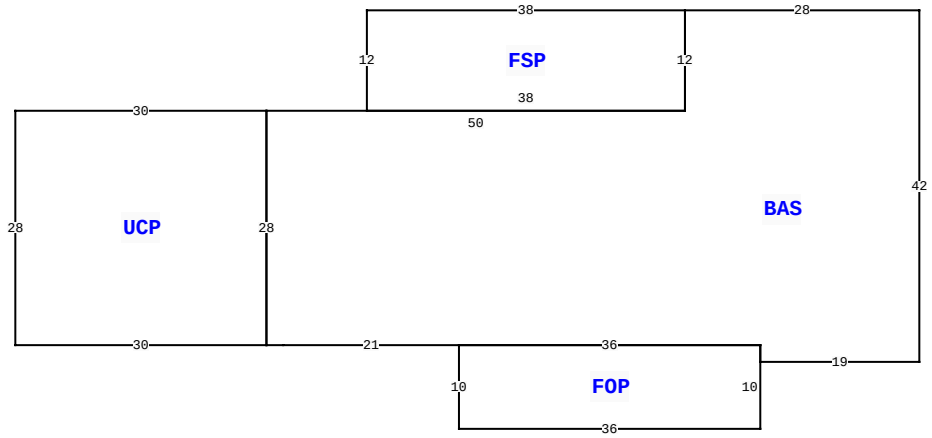
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	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	5000	IMPROVED AG
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	18417.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,558	100		2,558	251,784
FOP	360	30		108	10,631
FSP	456	40		182	17,915
UCP	840	20		168	16,536
TOTALS	4,214			3,016	296,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,016	117.1760	131.24	395,820	1975	2000	0	0	0	25.00	75.00

1 SINGLE FAM 0% - 0 Heated Area: 2558 HX Base Yr



438 SW DARILYN GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/09/2025 MLU
INC DATE		AG DATE	04/24/2023 SPF

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	296,865
TOTAL MARKET OB/XF VALUE	34,587
TOTAL LAND VALUE - MARKET	123,030
TOTAL MARKET VALUE	360,066
SOH/AGL Deduction	0
ASSESSED VALUE	360,066
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,066
TOTAL JUST VALUE	454,482
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1341/2462	7/31/2017	WD	Q	I	01	285,000
GRANTOR: JOSEPH M & DARILYN F						
GRANTEE: BEATRIZ RAMIREZ						
1040/2884	3/18/2005	QC	Q	I	01	100
GRANTOR: JOSEPH ESPENSHIP						
GRANTEE: DARILYN ESPENSHIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W28 FSP= W38 S12 E38 N12$ S12 W50 UCP= W30 S28 E30 N28$S28 E2 E21 FOP= S10 E36 N10 W36$ E36 S2 E19 N42$.

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	0190	FPLC PF	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0011	BARN,BLK A	0	0	15	24	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
3	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	1,500	
4	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	500	
5	0281	POOL R/FIB	0	0	16	32	512.00	UT	65.00	65.00	100	2013	2013	3	74	24,627	
6	0282	POOL ENCL	0	0	24	40	960.00	UT	15.00	15.00	100	2013	2013	3	40	5,760	

LAND DESCRIPTION

TOTAL OB/XF 34,587

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		A-1	0.00	0.00	6.17	AC		1.00	1.00	1.00	4,000.00	4,000.00	24,680							
2	6200	A	PASTURE 3	0					14.05	AC		1.00	1.00	1.00	280.00	280.00	3,934							
3	9910	M	MKT.VAL.AG	0					14.05	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,350							

REVIEW DATE 04/24/2023 BY SPF Total Acres: 20.22 Total Land Value: 28,614 Market: 98,350 Agricultural: 3,934 Common: 24,680 PRINTED 10/07/2025 BY SYS