LOT 6 BLOCK 2 PINE KNOLL S/D.

ORB 486-29, 708-607, 743-1601,

HAUGE BERTIN JR
216 SW VENTURA LN
LAKE CITY, FL 32025-3175

2026

19-4S-17-08573-006

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

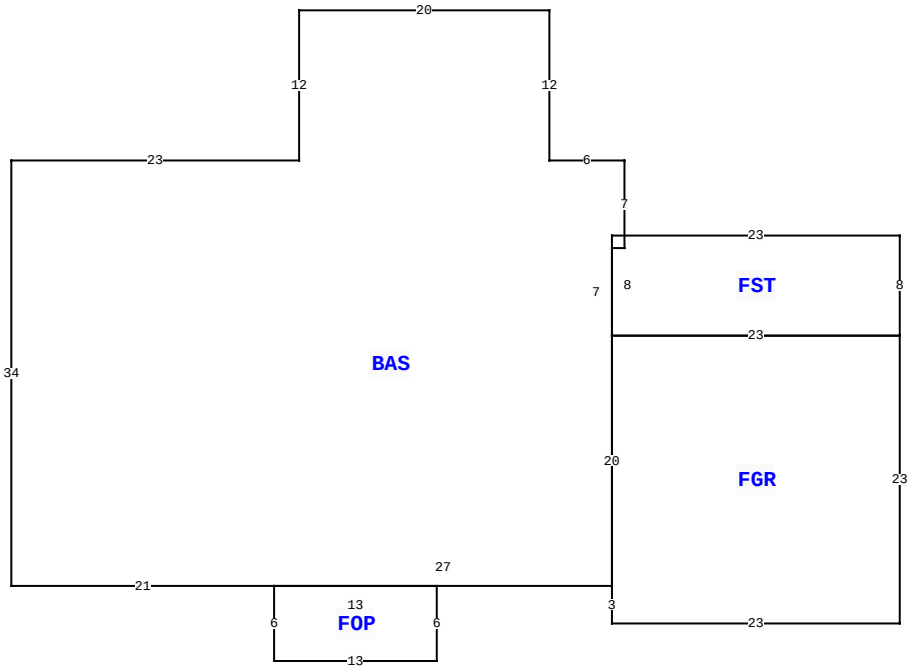
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	19417.030	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100		1,879	154,977
FGR	529	55		291	24,001
FOP	78	30		23	1,897
FST	184	55		101	8,330
TOTALS	2,670			2,294	189,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,294	113.2960	126.89	291,086	1972	1980	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2013 Heated Area: 1879 HX Base Yr 2013



216 SW VENTURA LN, 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		189,206
TOTAL MARKET OB/XF VALUE		11,690
TOTAL LAND VALUE - MARKET		18,500
TOTAL MARKET VALUE		219,396
SOH/AGL Deduction		80,597
ASSESSED VALUE		138,799
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,077
TOTAL JUST VALUE		219,396
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,396

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40553	REMODEL	0	09/30/2020
40553	REMODEL	0	09/18/2020
25816	MAINT/ALTR	40	05/15/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0561	3/09/2012	WD	Q	I	01	142,500
GRANTOR: THOMAS E SANDERS						
GRANTEE: BERTIN HAUGE JR						
0902/0747	5/11/2000	QC	Q	I	01	0
GRANTOR: GRETCHEN SANDERS						
GRANTEE: THOMAS SANDERS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W6 N12 W20 S12 W23 S34 E21 FOP= S6 E13 N6 W13$ E27 FGR= S3 E23 N23 W23 S20$ N20 FST= E23 N8 W23 S8$ N7 E1 N7$.

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	0294	SHED WOOD/	0	100	10	12	1.00	UT	0.00	0.00	100	0	0	3	100	690	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	900	
3	0210	GARAGE U	0	100	30	32	960.00	UT	10.00	10.00	100	0	0	3	100	9,600	
4	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	300	
5	0252	LEAN-TO W/	0	100	0	0	1.00	UT	200.00	200.00	100	2021	2020		100	200	

LAND DESCRIPTION

TOTAL OB/XF 11,690

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	18,500.00	18,500.00	18,500							

REVIEW DATE 11/17/2020 BY BC Total Acres: 0.82 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/19/2025 BY SYS