LOTS 9 & 10 BLOCK 9 RUBY PARK S/
754-1109, WD 1001-1193, WD 1141-

PERERA ELVIS
253 NW SAWYER TER
LAKE CITY, FL 32055

2026

20-3S-17-05471-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

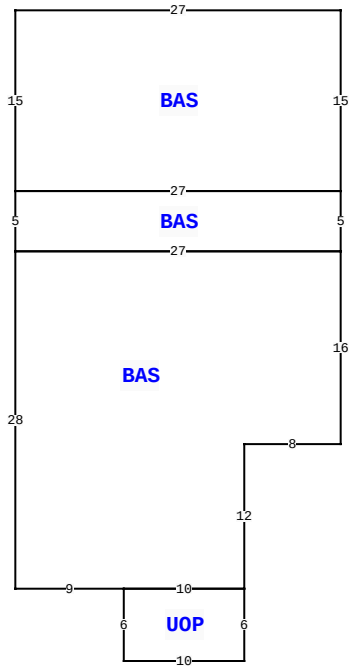
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	20317.080	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	135	100		135	12,814
BAS	405	100		405	38,442
BAS	660	100		660	62,647
UOP	60	20		12	1,139
TOTALS	1,260			1,212	115,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,212	130.3800	146.03	176,988	1950	1990	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2024 Heated Area: 1200 HX Base Yr 2024



253 NW SAWYER TER, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		115,042
TOTAL MARKET OB/XF VALUE		900
TOTAL LAND VALUE - MARKET		3,988
TOTAL MARKET VALUE		119,930
SOH/AGL Deduction		443
ASSESSED VALUE		119,487
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,765
TOTAL JUST VALUE		119,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,930

SALE:1:1: LOTS 9 & 10, BLK 9, RUBY PARK

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1496/1724	8/09/2023	WD	Q	I	01	129,500
GRANTOR: DAVIS JAY SAMUEL						
GRANTEE: PERERA ELVIS						
1141/2629	1/30/2008	WD	Q	I	03	15,000
GRANTOR: MARK A SHORT						
GRANTEE: JAY SAMUEL DAVIS						

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	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	100	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W27 S28 E9 E10 N12 E8 N16 $
BAS=[ORIG=0,-5] N15 W27 S15 E27 $
BAS=[ORIG=0,0] N5 W27 S5 E27 $
UOP=[ORIG=-18,28] S6 E10 N6 W10 $
.

LAND DESCRIPTION

TOTAL OB/XF 900

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		00	0.00	0.00	15,953.00	SF		1.00	1.00	1.00	0.25	0.25	3,988							

REVIEW DATE 09/26/2023 BY ME Total Acres: 0.37 Total Land Value: 3,988 Market: 0 Agricultural: 0 Common: 3,988 PRINTED 11/18/2025 BY SYS