BEG NE COR OF NW1/4 OF NW1/4 RUN 1210.81 FT TO A POINT ON E R/W L RD, RUN N ALONG E R/W 328.84 FT,

BRUNO MICHAEL/BRUNO ROSALIE
PO BOX 1825
LAKE CITY, FL 32056

2026

21-3S-16-02211-008

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

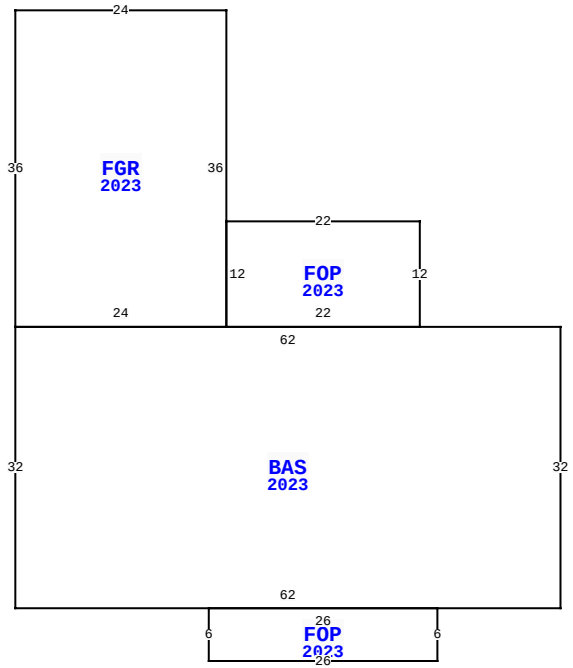
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2023	1,984	257,573
FGR	864	55	2023	475	61,667
FOP	156	30	2023	47	6,101
FOP	264	30	2023	79	10,256
TOTALS	3,268			2,585	335,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,585	119.5040	133.84	345,976	2022	2022	0	0	0	3.00	97.00

1 SINGLE FAM 100% - 2023 Heated Area: 1984 HX Base Yr 2023



669 NW BERT AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		335,597
TOTAL MARKET OB/XF VALUE		13,000
TOTAL LAND VALUE - MARKET		73,280
TOTAL MARKET VALUE		421,877
SOH/AGL Deduction		104,013
ASSESSED VALUE		317,864
TOTAL EXEMPTION VALUE	HX HB DX	55,722
BASE TAXABLE VALUE		262,142
TOTAL JUST VALUE		421,877
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042989	New Residential C	180,000	10/20/2021
40152	TR/TRAILER	0	07/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1116/0130	4/04/2007	WD	Q	V	01	165,000
GRANTOR: RHONDA WARD						
GRANTEE: MICHAEL & ROSALIE B						
1048/1853	6/13/2005	QC	Q	V	01	100
GRANTOR: WILLIAM F WARD						
GRANTEE: RHONDA WARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=9,-20] W62 S32 E62 N32 $
FGR=[YR=2023;ORIG=-53,-56] E24 S36 W24 N36 $
FOP=[YR=2023;ORIG=-29,-32] E22 S12 W22 N12 $
FOP=[YR=2023;ORIG=-31,12] E26 S6 W26 N6 $
.

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	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2023	2022		100	1,000	
3	0296	SHED METAL	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2023	2022		100	2,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	

LAND DESCRIPTION

TOTAL OB/XF 13,000

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			0.00	0.00	9.16	AC		1.00	1.00	1.00	8,000.00	8,000.00	73,280							

REVIEW DATE 02/08/2023 BY KS Total Acres: 9.16 Total Land Value: 73,280 Market: 0 Agricultural: 0 Common: 73,280 PRINTED 11/19/2025 BY SYS