E1/2 OF SW1/4 OF SW1/4 OF SE1/4.
BLOCK A RANCHETTES S/D UNREC).

THE JOURNEY OF LA ESPERANZA INC
523 NW SATURN LN
LAKE CITY, FL 32055

2025

21-3S-16-02228-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

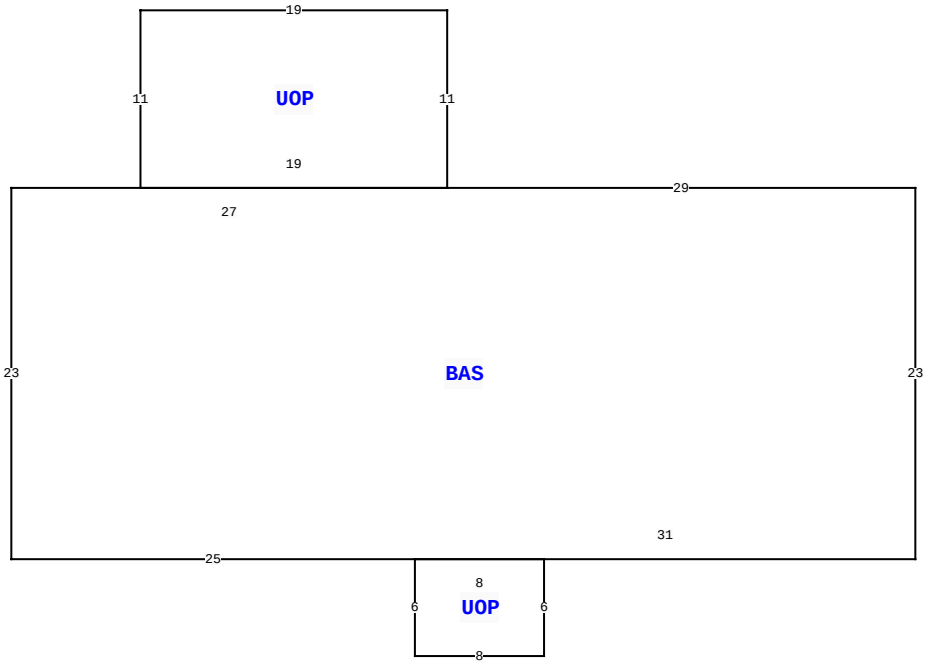
ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	ALM SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	7100	CHURCHES-EX
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	21316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100		1,288	32,118
UOP	48	25		12	299
UOP	209	25		52	1,297
TOTALS	1,545			1,352	33,714

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	103.9000	62.34	84,284	1978	1978	0	0	0	60.00	40.00

1 MOBILE HME – 0% - 0 Heated Area: 1288 HX Base Yr



523 NW SATURN LN, 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	33,714
TOTAL MARKET OB/XF VALUE	8,600
TOTAL LAND VALUE - MARKET	55,000
TOTAL MARKET VALUE	97,314
SOH/AGL Deduction	18,753
ASSESSED VALUE	78,561
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	78,561
TOTAL JUST VALUE	97,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	75,639

XFOB:1:1: DW MBLH

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1204/2371	11/12/2010	WD	U	I	17	30,000
GRANTOR: AUDREY M RIVET						
GRANTEE: THE JOURNEY OF LA E						
0846/2278	9/25/1997	WD	Q	V		25,000
GRANTOR: BOZIK						
GRANTEE: RIVET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W29 UOP= N11 W19 S11 E19$ W27 S23 E25 UOP= S6 E8 N6 W8$ E31 N23$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	
2	0296	SHED METAL	0	0	10	20	1.00	UT	0.00	0.00	100	1993	1993	3	100	800	
3	9945	Well/Sept	0	0	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	
4	0296	SHED METAL	0	0	10	16	1.00	UT	0.00	0.00	100	1993	1993	3	100	600	

LAND DESCRIPTION

TOTAL OB/XF 8,600

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	7100	C	CHURCH	0		A-1	0.00	0.00	5.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	55,000							

REVIEW DATE 02/08/2023 BY KS Total Acres: 5.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 06/20/2025 BY SYS