COMM NE COR OF SE1/4 OF SW1/4,
RUN S 1055.88 FT FOR POB, CONT
S 267 FT, W 162.76 FT TO E R/W

SUAREZ CAROL MAZZA
133 SW VILLA CT
LAKE CITY, FL 32024

**2026**

**21-4S-16-03081-004**

## COLUMBIA COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | MSNRY STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| 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 | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 04 | 04 |

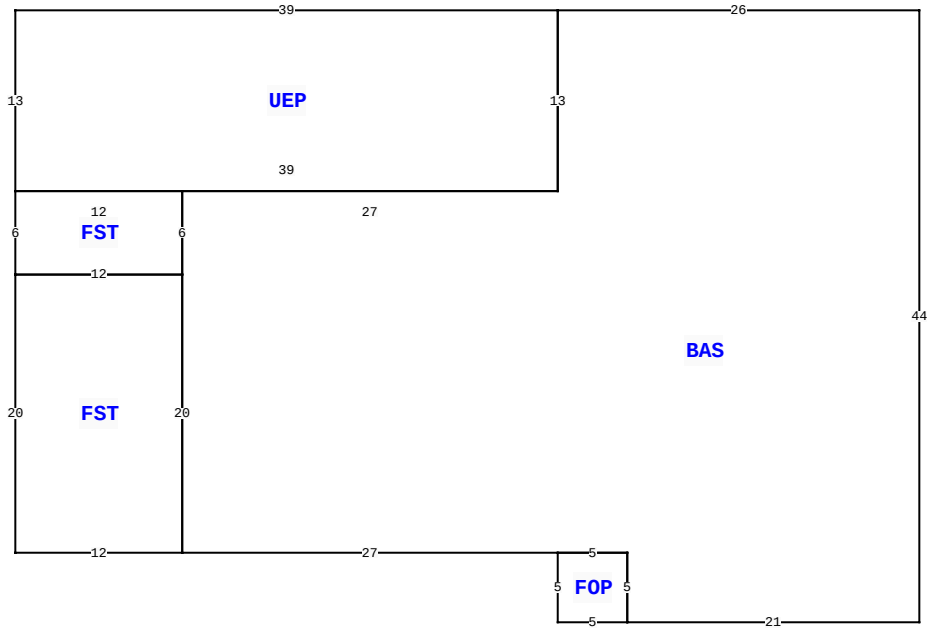
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 21416.030 | 1.00/ | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,821 | 100 | | 1,821 | 107,310 |
| FOP | 25 | 30 | | 8 | 471 |
| FST | 72 | 55 | | 40 | 2,357 |
| FST | 240 | 55 | | 132 | 7,779 |
| UEP | 507 | 60 | | 304 | 17,915 |
| TOTALS | 2,665 | | | 2,305 | 135,831 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,305 | 80.9446 | 90.66 | 208,971 | 1977 | 1977 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2012 Heated Area: 1821 HX Base Yr 2012




133 SW VILLA CT, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/03/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 135,831 |
| TOTAL MARKET OB/XF VALUE | | 1,800 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 172,631 |
| SOH/AGL Deduction | | 77,897 |
| ASSESSED VALUE | | 94,734 |
| TOTAL EXEMPTION VALUE | HX HB DX SX | 94,734 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 172,631 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 172,631 |

SALE:3:1: LOT E VILLA DIEGO RAY S/D UNR

SALE:2:1: REPO

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000045036 | Roof Replacement | 15,950 | 07/25/2022 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1402/0768 | 12/30/2019 | LE | U | I | 14 | 100 |
| GRANTOR: CAROL MAZZA SUAREZ (E | | | | | | |
| GRANTEE: DAVID MAZZA & SHANE | | | | | | |
| 0795/0711 | 9/07/1994 | WD | Q | I | | 74,900 |
| GRANTOR: ANTHONY & BRUNHILDE L | | | | | | |
| GRANTEE: CONSTANCE MAZZA | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS= W26 UEP= W39 S13 E39 N13$ S13 W27 FST= W12 S6E12N6$ S6FST= W12 S20 E12 N20$ S20 E27 FOP= S5 E5 N5 W5$ E5 S5 E21N44$.

### 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 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 0 | 0 | 3 | 100 | 100 | |
| 2 | 0190 | FPLC PF | 0 | 100 | 0 | 0 | 1.00 | UT | 1,200.00 | 1,200.00 | 100 | 0 | 0 | 3 | 100 | 1,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 300 | |
| 4 | 0294 | SHED WOOD/ | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2007 | 2007 | 3 | 100 | 200 | |

### LAND DESCRIPTION

TOTAL OB/XF 1,800

| 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 | | A-1 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 04/08/2025 BY KS Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 11/19/2025 BY SYS