

COMM AT NW COR OF SE1/4 OF SEC E  
 POB, CONT EAST 289.01 FT, S 160  
 S 1162.35 FT, W 328.31 FT. N 660

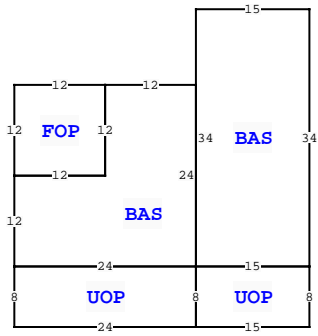
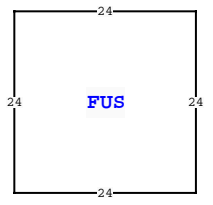
LUONGO THOMAS F/THROCKMORTON LIDA CAMILLE  
 220 SW CHINCHILLA GLN  
 HIGH SPRINGS, FL 32643

**2025**

21-7S-17-10042-002  


ELEMENT		BUILDING CHARACTERISTICS			
CD	CONSTRUCTION				
11	BD/BTN AVG 100				
03	GABLE/HIP 100				
03	COMP SHNGL 100				
04	PLYWOOD 100				
03	CONC FINSH 50				
09	PINE WOOD 50				
02	WINDOW 100				
02	CONVECTION 100				
2	100				
1	100				
05	CONV 100				
03	03 100				
01	01 100				
05	05				
0100	SINGLE FAMILY				
02					
21717.00	1.00/				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	432	100		432	34,871
BAS	510	100		510	41,167
FOP	144	30		43	3,471
FUS	576	100		576	46,494
UOP	120	20		24	1,938
UOP	192	20		38	3,067
TOTALS	1,974			1,623	131,009

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,623	90.0900	100.90	163,761	2004	2004	0	0	20.00	80.00	
1 SINGLE FAM - 100% - 2005 Heated Area: 1518 HX Base Yr 2005												



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VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 3	Tax Dist:			
BUILDING MARKET VALUE	131,009			
TOTAL MARKET OB/XF VALUE	2,200			
TOTAL LAND VALUE - MARKET	62,555			
TOTAL MARKET VALUE	195,764			
SOH/AGL Deduction	64,677			
ASSESSED VALUE	131,087			
TOTAL EXEMPTION VALUE	HX HB 50,722			
BASE TAXABLE VALUE	80,365			
TOTAL JUST VALUE	195,764			
NCON VALUE	0			
INCOME VALUE				
PREVIOUS YEAR MKT VALUE	171,233			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20416	SFR	166	02/14/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1311/1997	3/14/2016	WD	U	V	11	100
GRANTOR: JOHN E LUONGO						
GRANTEE: THOMAS F LUONGO & L						
1087/2307	6/22/2006	WD	U	V	08	8,500
GRANTOR: JACOB JAMES						
GRANTEE: THOMAS F & LIDA LUO						

EXTRA FEATURES																
L N	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	0040	BARN_POLE	0	100	0	0	1.00	UT	0.00	100	2013	2013	3	100	1,000	
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	100	2004	2004	3	100	1,200	

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

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS= W12 FOP= W12 S12 E12 N12\$ S12 W12 S12 UOP= S8 E24 N8  
 W24\$ E24 UOP= S8 E15 N8 W15\$ BAS= E15N34 W15 S34\$ N24\$ PTR=  
 N30 FUS= N24 W24 S24 E24\$ S30\$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	7.94	AC		1.00	1.00	1.00	7,000.00	7,000.00	55,580									
2	0000	C	VAC RES	100			0.00	0.00	0.94	AC		1.00	1.00	1.06	7,000.00	7,420.00	6,975									