

LOT 5, BLOCK E SUWANNEE VALLEY E
517-169, 1040-1907, WD 1065-2163

PICCIONI JOSEPH/D'ANTONI-JUSTINIANO CARLA F
204 NW AUSTIN WAY
LAKE CITY, FL 32055

2026

22-2S-16-01716-005



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 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	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100

Quality	05	05
DOR CODE	0100 SINGLE FAMILY	
MAP NUM		03
NEIGHBORHOOD/LOC	22216.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,516	100		1,516	154,048
FGR	420	55		231	23,473
FOP	104	30		31	3,150
FOP	156	30		47	4,776
TOTALS	2,196			1,825	185,446

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	868.00	UT	1.50
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00

REVIEW DATE 04/13/2023 BY kellen

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,825	110.6420	123.92	226,154	2007	2007	0	0	0 18.00	82.00
1 SINGLE FAM 0% - 2022 Heated Area: 1516 HX Base Yr											
204 NW AUSTIN WAY, LAKE CITY											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	868.00	UT	1.50
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	0	0	0	868.00	UT	1.50
2	0120	CLFENCE 4	0	0	0	0	200.00	UT	7.50
3	0030	BARN, MT	0	0	0	0	1.00	UT	0.00

Total Acres: 0.27 Total Land Value: 10,500 Market: 0 Agricultural: 0 Common: 10,500

COLUMBIA COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 3									
VALUATION BY STANDARD									
Tax Group: 3 Tax Dist:									
BUILDING MARKET VALUE 185,446									
TOTAL MARKET OB/XF VALUE 12,427									
TOTAL LAND VALUE - MARKET 10,500									
TOTAL MARKET VALUE 208,373									
SOH/AGL Deduction 0									
ASSESSED VALUE 208,373									
TOTAL EXEMPTION VALUE 0									
BASE TAXABLE VALUE 208,373									
TOTAL JUST VALUE 208,373									
NCON VALUE 0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE 210,635									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
24875	SFR	496	08/16/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1433/69	1/29/2021	WD	U	I	12	143,500
GRANTOR: NATIONS LENDING CORPO						
GRANTEE: PICCIONI JOSEPH						
1423/0966	10/21/2020	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: NATIONS LENDING COR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS= W35 FOP= N12 W13 S12 E13\$ W13 S40 E12 FOP= E16 N9 W6 S4 W10 S5\$ N5 E10 N4 E6 FGR= S15 E20 N21 W20 S6\$ N6 E20 N25\$.									

OTHER ADJUSTMENTS AND NOTES									

PRINTED 11/19/2025 BY SYS