

DELUCA CHARIS R/STODDARD NATHAN
16789 S US HWY 441
LAKE CITY, FL 32024

22-6S-17-09738-000

Building Characteristics

Element	CD	Construction			
Exterior Wall	31	VINYL SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	05	COMP SHNGL 100			
Interior Wall	03	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			
Stories	1.	1. 100			
Architectual Units	01	CONV 100 0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	05	05			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA 02			
NEIGHBORHOOD/LOC	22617.00	1.00/			
Area Type	Total Gross Area	Pct of Base	Year	Tot Adj Area	Subarea Market Value
BAS	1,152	100		1,152	31,491
TOTALS	1,152			1,152	31,491

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	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
2	0040	BARN, POLE	0 100	50	100	1.00	UT	12,500.00	12,500.00	75	1996	1996	3	75	9,375	
3	0120	CLFENCE 4	0 100	0	0	1.00	UT	8,000.00	8,000.00	50	1996	1996	3	50	4,000	
4	0260	PAVEMENT-A	0 100	0	0	1.00	UT	500.00	500.00	50	1996	1996	3	50	250	
5	9945	Well/Sept	0 100	0	0	2.00	UT	7,000.00	7,000.00	100			3	100	14,000	
6	0261	PRCH, UOP	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
7	9946	Well	0 100	0	0	1.00	UT	4,000.00	4,000.00	100			3	100	4,000	
8	0040	BARN, POLE	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	300	
9	0020	BARN, FR	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	800	
10	0297	SHED CONCR	0 100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	1,500	

Land Description

L N	USE CODE	CLS	Land Use Description	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPth Fact	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	Land Value	Other Adjustments and Notes	Year	Density	Decl	FRZ	YR	CONSRV
1	0200	C	MBL HM	100		A-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	16,000							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	14.14	AC		1.00	1.00	1.00	280.00	280.00	3,959							
3	9910	M	MKT. VAL. AG	100		00	0.00	0.00	14.14	AC		1.00	1.00	1.00	7,000.00	7,000.00	98,980							

Review Date

10/25/2017

By

BC

Total Acres: 16.14

Total Land Value: 19,959

Market: 98,980

Agricultural: 3,959

Common: 16,000

Printed 11/18/2025 by Sys

Market Adjustments

Type	MDL	Eff. Area	Tot Adj Pts	Eff. Base Rate	Repl. Cost New	AYB	EYB	ECON	FNCT	TOT	NORM	% COND
0800	02	1,152	113.9000	68.34	78,728	1986	1986		0	0	0 60.00	40.00

Heated Area: 1152

HX Base Yr 1997

Basement Area

24

48

48

24

BAS

Columbia County Property

Valuation Summary

Valuation By	Standard
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	31,491
TOTAL MARKET OB/XF VALUE	36,325
TOTAL LAND VALUE - MARKET	114,980
TOTAL MARKET VALUE	87,775
SOH/AGL Deduction	23,915
ASSESSED VALUE	63,860
TOTAL EXEMPTION VALUE	HX HB 38,860
BASE TAXABLE VALUE	25,000
TOTAL JUST VALUE	182,796
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,796

Sales Data

Off Record Number	Date	Type Inst	Q U	V I	RSN CD	Sale Price
1532/2694	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						
1532/2689	2/06/2025	QC	U	I	11	100
GRANTOR: DELUCA CHARIS R						
GRANTEE: DELUCA CHARIS R						

Building Notes

Building Dimensions

BAS= W48 S24 E48 N24S.

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