LOT 11 LAKE JEFFERY PHASE 1.
783-131, 819-106, 896-266, PB 10

SANCHEZ ANGEL E SANTOS
288 NW AUBURN PL
LAKE CITY, FL 32055

2026

23-3S-16-02272-012

BUILDING CHARACTERISTICS

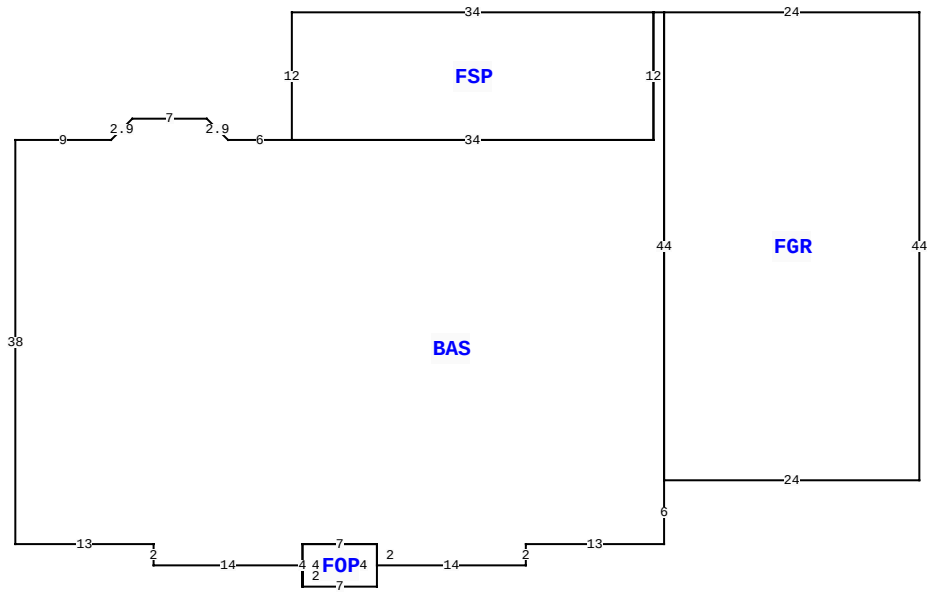
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	23316.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,404	100		2,404	244,163
FGR	1,056	55		581	59,010
FOP	28	30		8	812
FSP	408	40		163	16,555
TOTALS	3,896			3,156	320,541

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,156	127.7199	143.05	451,466	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 100% - 2021 Heated Area: 2404 HX Base Yr 2021



288 NW AUBURN PL, LAKE CITY

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

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	3,330.00	UT	1.50	1.50	100	1996	1996	3	100	4,995	
2	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1996	1996	3	100	2,000	
3	0120	CLFENCE 4	0	100	0	0	440.00	UT	4.50	4.50	100	1996	1996	3	100	1,980	
4	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	2007	2007	3	54	19,354	
5	0282	POOL ENCL	0	100	30	44	1,320.00	UT	15.00	15.00	100	2007	2007	3	40	7,920	

COLUMBIA COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		320,541
TOTAL MARKET OB/XF VALUE		36,249
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		384,790
SOH/AGL Deduction		72,018
ASSESSED VALUE		312,772
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		262,050
TOTAL JUST VALUE		384,790
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		390,738

PERMIT NUM	DESCRIPTION	AMT	ISSUED
31342	MAINT/ALTR	50	08/12/2013
25977	POOL ENCL	85	07/03/2007
25748	POOL	160	04/25/2007
10992	SFR	365	04/05/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1389/1524	7/22/2019	WD	Q	I	01	319,000
GRANTOR: DAVID L ZIMMERMAN & L						
GRANTEE: ANGEL E SANTOS SANC						
1266/0436	12/02/2013	WD	Q	I	01	268,000
GRANTOR: DEBORAH L BEDENBAUGH						
GRANTEE: DAVID L ZIMMERMAN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W1 FSP= W34 S12E34 N12$S12 W34 W6 U2 L2 W7 L2 D2 W9 S38 E13 S2 E14 S2 FOP= E7 N4 W7 S4$ N4 E7 S2 E14 N2 E13 N6 FGR= E24 N44 W24 S44$ N44$.

LAND DESCRIPTION

TOTAL OB/XF 36,249

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		RSF-	2202.00	363.00	1.00	LT		1.00	1.00	0.80	35,000.00	28,000.00	28,000							

REVIEW DATE 05/16/2023 BY JB Total Acres: 1.68 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 11/18/2025 BY SYS