COMM SW COR OF SE1/4 OF NW1/4,
RUN N 18 FT FOR POB, CONT N
647.53 FT, W 1271.60 FT, S

SAN INOCENCIO DEBORAH
479 SW LOREN CT
LAKE CITY, FL 32024

2026

26-4S-15-00401-030

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

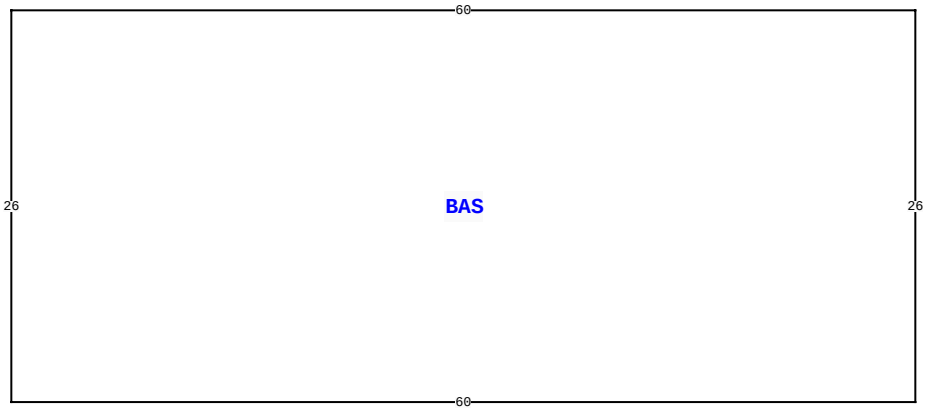
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	04	04 100
Quality	05	05
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	26415.020	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100		1,560	119,419
TOTALS	1,560			1,560	119,419

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	1,560	125.2900	117.77	183,721	2010	2010	0	0	0	35.00	65.00

1 MANUF 1 100% - 2018 Heated Area: 1560 HX Base Yr 2018



479 SW LOREN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		119,419
TOTAL MARKET OB/XF VALUE		13,450
TOTAL LAND VALUE - MARKET		134,330
TOTAL MARKET VALUE		155,042
SOH/AGL Deduction		66,229
ASSESSED VALUE		88,813
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		38,091
TOTAL JUST VALUE		267,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		272,710

SALE:1:1: 19.19 ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
28913	M H	723	10/05/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1347/2437	11/09/2017	WD	Q	I	01	159,900
GRANTOR: HAROLD & SUZANNE KESS						
GRANTEE: DEBORAH SAN INOCENC						
1046/2150	5/20/2005	WD	Q	V		115,000
GRANTOR: WILFREDO ROMAN						
GRANTEE: HAROLD & SUZANNE KE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W60 S26 E60 N26$.

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	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	750	
2	0031	BARN,MT AE	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	5,400	
3	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	300	
4	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 13,450

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	0200	C	MBL HM	100		A-1	0.00	0.00	2.50	AC		1.00	1.00	1.00	7,000.00	7,000.00	17,500							
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	16.69	AC		1.00	1.00	1.00	280.00	280.00	4,673							
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	16.69	AC		1.00	1.00	1.00	7,000.00	7,000.00	116,830							

REVIEW DATE 06/30/2016 BY DF Total Acres: 19.19 Total Land Value: 22,173 Market: 116,830 Agricultural: 4,673 Common: 17,500 PRINTED 11/21/2025 BY SYS