LOT 5 BLOCK A TALL PINE ACRES S/
697-43, WD 1062-496, WD 1083-197

DEITADO CARL A/DEITADO SUSAN G
19020 NW 44TH AVE
MIAMI GARDENS, FL 33055

2025

27-3S-16-02318-009

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

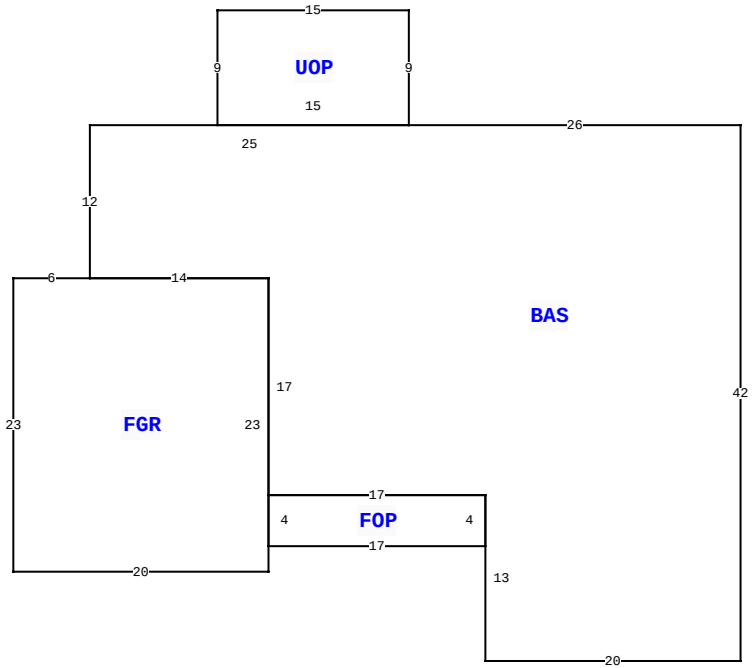
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	06	06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.050	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,501	100		1,501	131,954
FGR	460	55		253	22,241
FOP	68	30		20	1,758
UOP	135	20		27	2,374
TOTALS	2,164			1,801	158,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,801	119.0700	133.36	240,181	1988	1995	0	0	0	34.08	65.92

1 SINGLE FAM 0% - 0 Heated Area: 1501 HX Base Yr



166 NW OPEN CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	158,327
TOTAL MARKET OB/XF VALUE	9,732
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	186,559
SOH/AGL Deduction	0
ASSESSED VALUE	186,559
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	186,559
TOTAL JUST VALUE	186,559
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,315

SALE:1:1: 1 LOT & HOUSE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1160/1296	10/14/2008	WD	Q	I		183,000
GRANTOR: SAM DALTON MINTON & N						
GRANTEE: CARL & SUSAN DEITAD						
1083/1977	5/11/2006	WD	Q	I	03	176,000
GRANTOR: DAVID & OLGA DAEUMLER						
GRANTEE: SAM DALTON & NANCY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 UOP= N9 W15 S9 E15$W25 S12 FGR= W6 S23 E20 N23 W14$ E14 S17 FOP= S4 E17 N4 W17$ E17 S13 E20 N42$.

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	0	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	1,000	
2	0180	FPLC 1STRY	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	0	0	3	100	2,000	
3	0120	CLFENCE 4	0	0	0	0	240.00	UT	7.50	7.50	100	2007	2007	3	100	1,800	
4	0294	SHED WOOD/	0	0	12	24	288.00	UT	14.00	14.00	100	2007	2007	3	100	4,032	
5	0070	CARPORT UF	0	0	18	20	360.00	UT	2.50	2.50	100	2007	2007	3	100	900	

LAND DESCRIPTION

TOTAL OB/XF 9,732

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	0		RSF/MH	146.00	303.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 08/03/2018 BY KR Total Acres: 1.02 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 08/15/2025 BY SYS