LOT 1 PINE RIDGE ESTATES.
473-602, 640-685, 685-400, QC 15

LAKE CITY AVE, LLC
26700 SW 157TH AVE
HOMESTEAD, FL 33031

2026

27-3S-16-02323-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

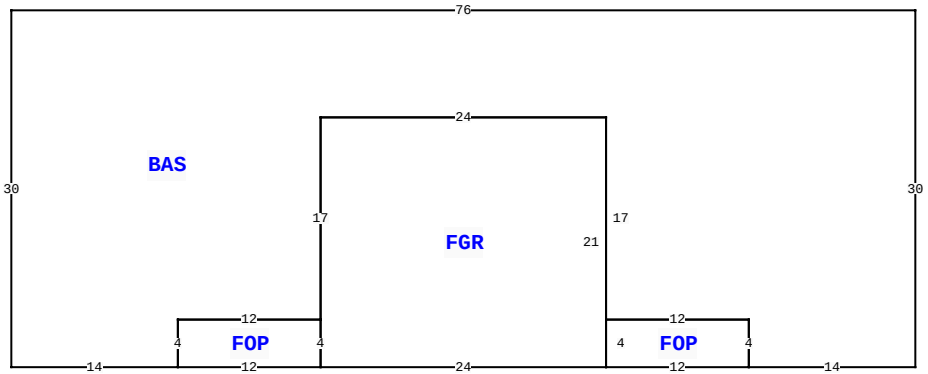
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	01	NONE 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		2 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0800	MULTI-FAM <10
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	27316.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100		1,680	74,895
FGR	504	55		277	12,349
FOP	48	30		14	624
FOP	48	30		14	624
TOTALS	2,280			1,985	88,492

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2700	03	1,985	104.8950	89.16	176,983	1988	1988	0	0	0	50.00	50.00

1 DUPLEX 0% - 2024 Heated Area: 1680 HX Base Yr



1014 NW LAKE CITY AVE, 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	176,984
TOTAL MARKET OB/XF VALUE	1,660
TOTAL LAND VALUE - MARKET	18,500
TOTAL MARKET VALUE	197,144
SOH/AGL Deduction	0
ASSESSED VALUE	197,144
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	197,144
TOTAL JUST VALUE	197,144
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	197,144

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1548/842	8/29/2025	WD	Q	I	01	420,000
GRANTOR: CASTAGNA JERRY LIVING						
GRANTEE: LAKE CITY AVE, LLC						
1501/2431	8/15/2023	QC	U	I	11	100
GRANTOR: CASTAGNA JERRY J						
GRANTEE: CASTAGNA JERRY LIVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W76 S30 E14 FOP= E12 N4W12 S4$ N4 E12 FGR= S4 E24 N21 W24S17$ N17 E24 S17 FOP= S4 E12 N4 W12$ E12 S4 E14 N30$.

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	1,260	
2	0258	PATIO	0	0	0	0	2.00	UT	200.00	200.00	100	0	0	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,660

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	0800	C	MULTI-FAM	0		RSF/MH	0.00	0.00	1.00	LT		1.00	1.00	1.00	18,500.00	18,500.00	18,500							

REVIEW DATE 03/28/2023 BY KS Total Acres: 1.00 Total Land Value: 18,500 Market: 0 Agricultural: 0 Common: 18,500 PRINTED 11/11/2025 BY SYS

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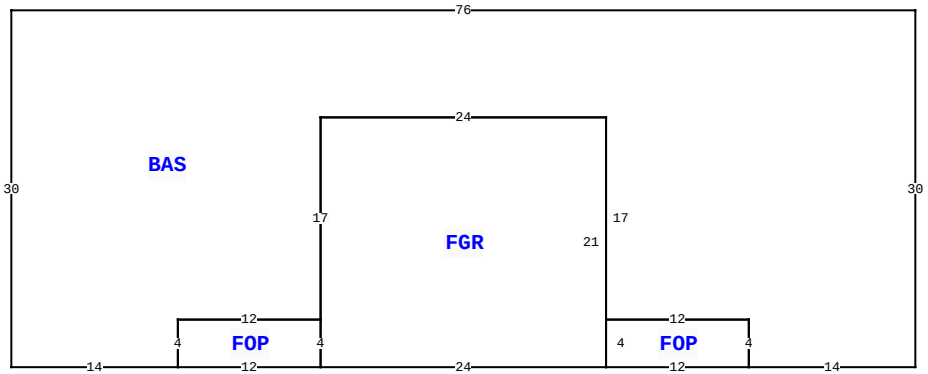

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