COMM AT SW COR OF E 1/2 OF NE 1/
THENCE RUN N 32.11 FT TO N R/W O
RD, E 208.73 FT TO POB, THENCE N

OPILA FREDERICK/VIDAL MICHAEL
217 SW MORRELLS CT, STE 103
LAKE CITY, FL 32024

2026

27-3S-16-02327-005

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC IMPROVED	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	27316.00	1.00/	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	2,000
TOTAL LAND VALUE - MARKET	44,000
TOTAL MARKET VALUE	46,000
SOH/AGL Deduction	0
ASSESSED VALUE	46,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	46,000
TOTAL JUST VALUE	46,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/2482	10/13/2023	WD	Q	I	01	52,500
GRANTOR: LEWIS TONY AND DIANE						
GRANTEE: OPILA FREDERICK						
1480/16	11/15/2022	WD	U	I	11	100
GRANTOR: LEWIS TONY A						
GRANTEE: LEWIS TONY AND DIAN						

BUILDING NOTES

BUILDING DIMENSIONS

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	0140	CLFENCE 6	0	0	0	0	1.00	UT	0.00	0.00	100	2014	2014	3	100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 2,000

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	0700	C	MISC RES	0		00	0.00	0.00	1.00	AC		1.00	1.00	1.00	44,000.00	44,000.00	44,000							

REVIEW DATE 10/26/2023 BY TP Total Acres: 1.00 Total Land Value: 44,000 Market: 0 Agricultural: 0 Common: 44,000 PRINTED 11/18/2025 BY SYS