

ROSAS VICTOR OMAR MARRERO/SANTIAGO SANDRA I
128 NW GREEN LN
LAKE CITY, FL 32055

27-3S-16-02346-038

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

1905COMMON BRK 60
AVERAGE 40

0303GABLE/HIP 100
COMP SHNGL 100

0505DRYWALL 80

0202WALL BD/WD 20

1409CARPET 90

0606VINYL ASB 10

0303CENTRAL 100
AIR DUCTED 100
3 100

0101NONE 100
1. 1. 100

0505CONV 100
0 100

030303 100

010101 100

0606

0100SINGLE FAMILY

MKT AREA06

NEIGHBORHOOD/LOC27316.0801.00/

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS41410041432,631

BAS1,7741001,774139,825

FOP17530524,099

FST8055443,468

TOTALS2,4432,284180,023

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,284108.2666121.26276,958197319850035.0065.00

1 SINGLE FAM 100% - 2017Heated Area: 2188HX Base Yr 2017

810FST10

73

1518BAS18

235835FOP35

28

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATENOTES

04/03/2025MLU

COLUMBIA COUNTY PROPERTY

PAGE 1 of 12

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

180,0233,55030,000213,573110,037103,53650,72252,814213,5730213,573

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

1320/21698/18/2016WD U I I 12122,100

GRANTOR:FEDERAL NATIONAL MORT

GRANTEE:VICTOR OMAR MARRERO

1299/25728/19/2015WD U I I 12100

GRANTOR:GREEN TREE SERVICING,

GRANTEE:FEDERAL NATIONAL MO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W73 S10 E15 S18 E58 N28 \$
BAS=[ORIG=-73,10] W8 S18 E23 N18 W15 \$
FOP=[ORIG=-58,28] S5 E35 N5 W35 \$
FST=[ORIG=-73,0] W8 S10 E8 N10 \$
.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHTH FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10166CONC, PAVMT0100001.00UT0.000.00100199319933100400

20190FPLC PF0100001.00UT1,200.001,200.001001973197331001,200

30258PATIO0100001.00UT0.000.00100199319933100100

40296SHED METAL0100001.00UT0.000.0010020092009310050

50169FENCE/WOOD0100001.00UT1,800.001,800.00100202320221001,800

TOTAL OB/XF3,550

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

10100CSFR100000.000.001.00LT1.001.001.0030,000.0030,000.0030,000

REVIEW DATE03/29/2023BYKS

Total Acres: 0.46Total Land Value: 30,000Market: 0Agricultural: 0Common: 30,000PRINTED 10/03/2025 BY SYS