COMM 396.18 FT E OF SW COR OF NE
WHICH IS E R/W OF MADELIENE ST,
POB, CONT N 158.75 FT, E 344.50

SZTURMAY PETER/SZTURMAY PHYLLIS
224 NW CAROL PL
LAKE CITY, FL 32055

2026

28-3S-16-02366-013

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

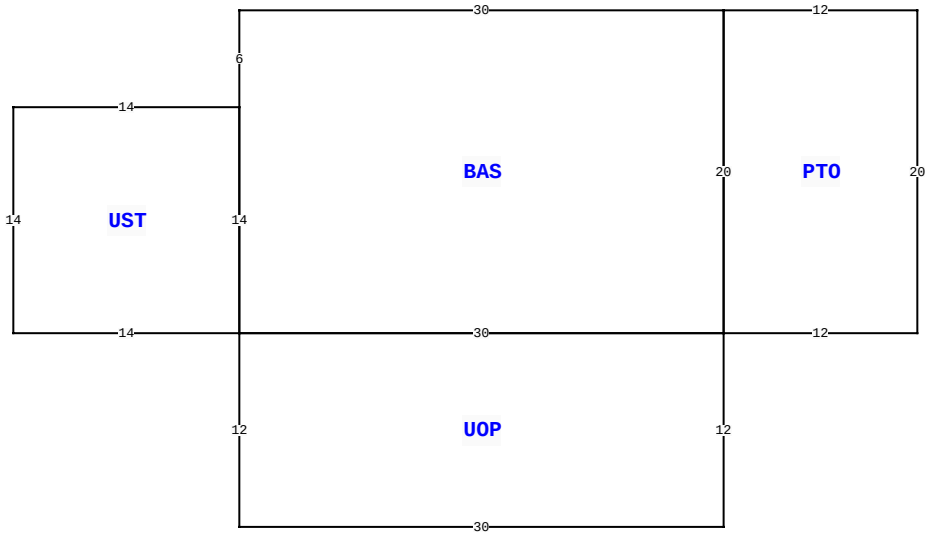
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	03	03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	28316.040	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	17,201
PTO	240	5		12	344
UOP	360	20		72	2,064
UST	196	45		88	2,523
TOTALS	1,396			772	22,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	772	85.3258	95.56	73,772	1994	1994	0	0	35	35.00	30.00

2 SINGLE FAM 100% - 2015 Heated Area: 600 HX Base Yr 2015



224 NW CAROL PL, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		22,132
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		11,315
TOTAL MARKET VALUE		34,947
SOH/AGL Deduction		11,852
ASSESSED VALUE		23,095
TOTAL EXEMPTION VALUE	HX HB	23,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		34,947
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		34,947

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38146	MAINT/ALTR	75	05/21/2019
16859	M H	125	04/14/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1457/1493	1/11/2021	LE	U	I	14	100
GRANTOR: SZTURMAY PETER						
GRANTEE: SZTURMAY PETER						
1277/2245	7/15/2014	WD	U	I	12	9,500
GRANTOR: PORTER CAPITAL LLC						
GRANTEE: PETER & PHYLLIS SZT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W30 S6 UST= W14 S14 E14N14$ S14 UOP= S12 E30 N12 W30$
E30 PTO= E12 N20 W12 S20$ N20$.

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	0020	BARN,FR	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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	100		RSF/MH	0.00	0.00	0.64	AC		1.00	1.00	1.36	13,000.00	17,680.00	11,315							

REVIEW DATE 03/07/2023 BY KS Total Acres: 0.64 Total Land Value: 11,315 Market: 0 Agricultural: 0 Common: 11,315 PRINTED 11/20/2025 BY SYS