BEG NE COR OF SEC, RUN N 2 FT TO
KATHERINE RD, E ALONG R/W 70.77
A 60 FT RD EASEMENT, SE ALONG R/

PEREZ RICARDO/PEREZ BARBARA
124 SW KYLE WAY
LAKE CITY, FL 32025

2026

28-5S-17-09424-001

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

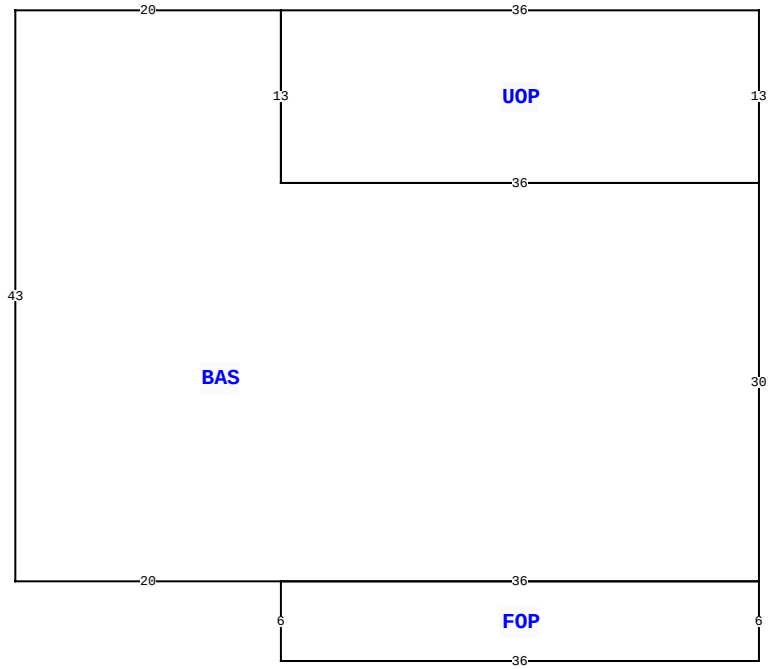
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	28517.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,940	100		1,940	236,088
FOP	216	30		65	7,910
UOP	468	20		94	11,439
TOTALS	2,624			2,099	255,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	127.8266	143.17	300,514	2010	2010	0	0	0	15.00	85.00

1 SINGLE FAM 100% - 2012 Heated Area: 1940 HX Base Yr 2012



124 SW KYLE WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		255,437
TOTAL MARKET OB/XF VALUE		4,000
TOTAL LAND VALUE - MARKET		96,805
TOTAL MARKET VALUE		271,510
SOH/AGL Deduction		135,739
ASSESSED VALUE		135,771
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,049
TOTAL JUST VALUE		356,242
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,247

SALE:1:1: 82.61 AC @ 726 PER ACRE. 2 DIFFERENT SEC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052705	Roof Replacement	40,298	03/26/2025
28653	SFR	667	06/14/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1130/1467	9/10/2007	WD	Q	V		85,000
GRANTOR: HUESMAN						
GRANTEE: PEREZ						
1028/1494	10/15/2004	WD	U	V	09	69,500
GRANTOR: CREWS						
GRANTEE: HUESMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 S43 E20 FOP= S6 E36 N6 W36$ E36 N30 UOP= N13 W36 S13 E36$ W36 N13$.

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	0180	FPLC 1STRY	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2010	2010	3	100	2,000	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	1,200	
3	0040	BARN,POLE	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 4,000

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	0100	C	SFR	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							
2	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	9,500.00	9,500.00	87,305							
3	6200	A	PASTURE 3	0		A-1	0.00	0.00	9.19	AC		1.00	1.00	1.00	280.00	280.00	2,573							

REVIEW DATE 05/13/2025 BY chuck Total Acres: 10.19 Total Land Value: 12,073 Market: 87,305 Agricultural: 2,573 Common: 9,500 PRINTED 10/02/2025 BY SYS