COMM SE COR OF SW1/4 OF SW1/4, N
437.75 FT FOR POB, W 87.5 FT, N
87.50 FT, S 125.01 FT TO POB. (A

OSPINA ANGELA
1284 NW LABONTE LN
LAKE CITY, FL 32055

2026

30-3S-17-05867-002

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

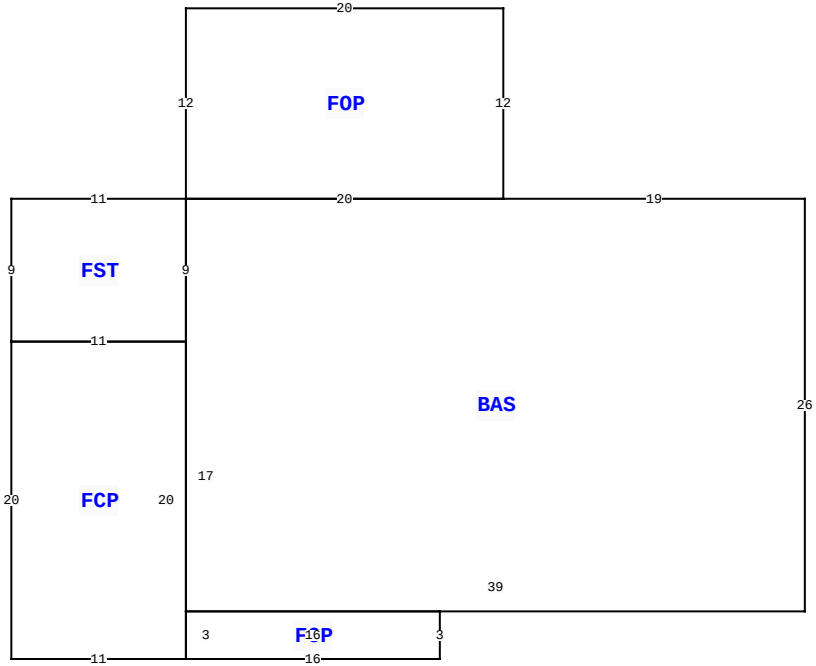
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	30317.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,014	100		1,014	89,604
FCP	220	25		55	4,860
FOP	48	30		14	1,237
FOP	240	30		72	6,362
FST	99	55		54	4,772
TOTALS	1,621			1,209	106,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,209	121.3800	135.95	164,364	1977	1977	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2011 Heated Area: 1014 HX Base Yr 2011



1284 NW LABONTE LN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		106,837
TOTAL MARKET OB/XF VALUE		500
TOTAL LAND VALUE - MARKET		11,019
TOTAL MARKET VALUE		118,356
SOH/AGL Deduction		49,238
ASSESSED VALUE		69,118
TOTAL EXEMPTION VALUE	HX HB DX	49,118
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		118,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		118,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000045399	Roof Replacement	6,000	09/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/1171	8/15/2024	LE	U	I	14	100
GRANTOR: OSPINA ANGELA						
GRANTEE: OSPINA ANGELA (ENH						
1188/1624	1/26/2010	WD	U	I	12	59,900
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: ANGLEA OSPINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W19 FOP= N12 W20 S12 E20$ W20 FST= W11 S9 E11 N9$ S9
FCP= W11 S20E11 N20$ S17 FOP= S3 E16 N3 W16 $ E39 N26$.

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	100	0	0	1.00	UT	0.00	0.00	100	0	0	3	100	300	
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	200	

LAND DESCRIPTION

TOTAL OB/XF 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		00	0.00	0.00	11,599.05	SF		1.00	1.00	1.00	0.95	0.95	11,019							

REVIEW DATE 11/18/2022 BY JS Total Acres: 0.27 Total Land Value: 11,019 Market: 0 Agricultural: 0 Common: 11,019 PRINTED 11/18/2025 BY SYS