

BEG AT NW COR OF SW 1/4 RUN N 13
NW COR OF SW1/4 OF NW1/4, E 1510
NE COR OF SW1/4 OF NW1/4, CONT E

VILLAR ANDRES R MD/VILLAR REBECCA K
789 W DUVAL ST
LAKE CITY, FL 32055

2026

31-3S-16-02417-001



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	12	HARDWOOD 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3.5 100			
Frame	01	NONE 100			
Stories	3.	3. 100			
Architectual	05	CONV 100			
Units		0 100			
Condition Adj	03	03 100			
Kitchen Adjus	01	01 100			
Quality	09	09			
DOR CODE		5000IMPROVED AG			
MAP NUM		MKT AREA			01
NEIGHBORHOOD/LOC		31316.00		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,010	100		3,010	380,967
FGR	598	55		329	41,640
FOP	91	30		27	3,417
FST	800	55		440	55,689
FUS	1,724	100		1,724	218,201
UOP	256	20		51	6,455
UOP	575	20		115	14,555
TOTALS	7,054			5,696	720,926

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,696	150.6769	180.81	1,029,894	1987	1995	0	0	0 30.00	70.00

1 EXCEPT SFR 100% - 2005

Heated Area: 4734

HX Base Yr 2005

Floor plan diagram showing various rooms and areas labeled with codes like FUS, UOP, FST, BAS, FGR, and FUP. Dimensions are provided for each room and wall segment.

- FUS**: Large central room with dimensions 60, 17, 16, 16, 16, 44, 33.
- UOP**: Two small rooms, one at the top right and one in the middle right, both with dimensions 25, 23.
- FST**: A rectangular room on the right with dimensions 40, 20, 40, 20.
- BAS**: A large room at the bottom left with dimensions 23, 23, 26, 26, 23, 26, 15, 13, 16, 26, 23, 26, 23.
- FGR**: A small room at the bottom right with dimensions 23, 26, 23, 26.
- FUP**: A small room at the bottom center with dimensions 13, 13, 7, 7.

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/16/2023 MLU
INC DATE		AG DATE	

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0260	PAVEMENT-A	0	100	0	0	1.00	UT	14,260.00	14,260.00	
2	0180	FPLC 1STRY	0	100	0	0	3.00	UT	2,000.00	2,000.00	
3	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	
4	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	
5	9947	Septic	0	100	0	0	1.00	UT	3,000.00	3,000.00	
6	0262	PRCH,FOP	0	100	0	0	1.00	UT	0.00	0.00	
7	0030	BARN,MT	0	0	0	0	1.00	UT	0.00	0.00	
8	0166	CONC,PAVMT	0	100	23	40	920.00	UT	2.00	2.00	
9	0166	CONC,PAVMT	0	100	16	16	256.00	UT	2.00	2.00	
10	0080	DECKING	0	100	0	0	1.00	UT	0.00	0.00	

LAND DESCRIPTION										TOTAL OB/XF										47,144									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		A-1	0.00	0.00	3.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	16,500												
2	6200	A	PASTURE 3	0		A-1	0.00	0.00	52.50	AC		1.00	1.00	1.00	280.00	280.00	14,700												
3	9910	M	MKT.VAL.AG	0		A-1	0.00	0.00	52.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	288,750												
REVIEW DATE		07/17/2023		BY KS		Total Acres: 55.50			Total Land Value: 31,200			Market: 288,750			Agricultural: 14,700			Common: 16,500			PRINTED 10/10/2025 BY SYS								

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		720,926	
TOTAL MARKET OB/XF VALUE		71,044	
TOTAL LAND VALUE - MARKET		305,250	
TOTAL MARKET VALUE		823,170	
SOH/AGL Deduction		204,894	
ASSESSED VALUE		618,276	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		567,554	
TOTAL JUST VALUE		1,097,220	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,107,519	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
40381	ELECTRICAL	0	08/18/2020
39985	M H	0	06/22/2020
38515	MAINT/ALTR	90	08/22/2019
14119	GARAGE	90	06/11/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0996/0765	10/01/2003	WD	Q	I	
GRANTOR: FAYE R DUFFE					
GRANTEE: ANDRES R & REBECCA					
SALE PRICE 705,800					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS= W33 S16 W3 S16 W23 S23 E26 S5 E2 FOP= S7 E13 N7 W13\$E15 N2 E16 N3 FGR= E26 N23 W26 S23 \$ N23 E26 N16 W26 N16\$ PTR=N15 W10 FUS= N44 UOP= N16 W16 S16 E16\$ W16 N16 W17 S60 E33\$ S15 E10\$ PTR= E40 UOP= E23 N25 W23 S25\$ W40\$ PTR=E40 S50 FST= E20 N40 W20 S40\$ W40N50\$.											

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