LOT 6 WEST PACES S/D.
WD 1056-2198, WD 1411-1251,

OTERO ALFRED/OTERO SERANA
504 SW PACES GLN
LAKE CITY, FL 32024

2026

32-3S-16-02431-206

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

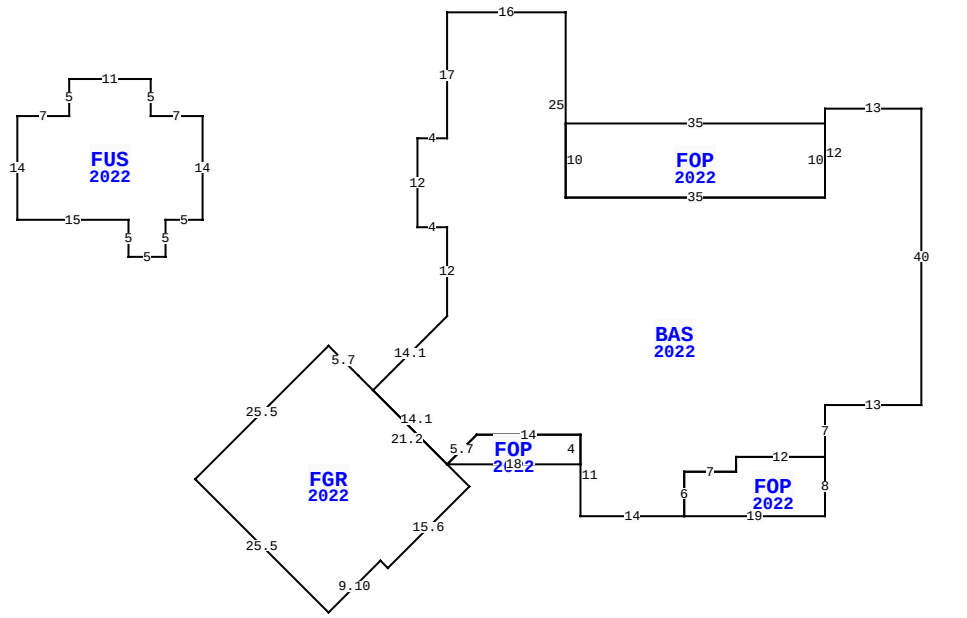
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Exterior Wall	00	N/A 0
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Interior Floo	00	N/A 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	32316.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,933	100	2022	2,933	381,581
FGR	670	55	2022	368	47,876
FOP	64	30	2022	19	2,472
FOP	138	30	2022	41	5,334
FOP	350	30	2022	105	13,661
FUS	430	100	2022	430	55,943
TOTALS	4,585			3,896	506,867

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,896	120.9978	135.52	527,986	2021	2021	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2022 Heated Area: 3363 HX Base Yr 2022



504 SW PACES GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/19/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		506,867
TOTAL MARKET OB/XF VALUE		15,057
TOTAL LAND VALUE - MARKET		63,000
TOTAL MARKET VALUE		584,924
SOH/AGL Deduction		60,369
ASSESSED VALUE		524,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		473,833
TOTAL JUST VALUE		584,924
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		590,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000054060	Swimming Pool and	75,000	09/15/2025
40961	SFR		12/03/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1411/1251	5/13/2020	WD	Q	V	01	36,900

GRANTOR: NOIDRIE J & CHERILYN

GRANTEE: ALFRED & SERANA OTE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=20,-10] W13 S12 W35 N25 W16 S17 W4 S12 E4 S12 D10L10 D10R10 U4R4 E14 S11 E14 N6 E7 N2 E12 N7 E13 N40 $
FGR=[YR=2022;ORIG=-56,26] U4L4 D18L18 D18R18 U7R7 D1R1 U11R11 U15L15 $
FOP=[YR=2022;ORIG=-28,-8] E35 S10 W35 N10 $
FOP=[YR=2022;ORIG=7,37] W12 S2 W7 S6 E19 N8 $
FOP=[YR=2022;ORIG=-26,34] W14 D4L4 E18 N4 $
FUS=[YR=2022;ORIG=-77,-9] W7 N5 W11 S5 W7 S14 E15 S5 E5 N5 E5 N14 $
.

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	0104	GENERATOR	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2022	2021		75	4,500	
2	0166	CONC,PAVMT	0	100	0	0	3,519.00	UT	3.00	3.00	100	2022	2021		100	10,557	

LAND DESCRIPTION

TOTAL OB/XF 15,057

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		A-3	0.00	0.00	1.00	LT		1.00	1.00	0.90	70,000.00	63,000.00	63,000							

REVIEW DATE 08/14/2023 BY KS Total Acres: 5.16 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 10/09/2025 BY SYS