

EAST WEST 6683 LLC
156 LOMBARD CIR
CLERMONT, FL 34711

33-3S-17-06397-000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	04	SINGLE SID 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	14	CARPET 90			
Interior Floo	06	VINYL ASB 10			
Air Condition	02	WINDOW 100			
Heating Type	02	CONVECTION 100			
Bedrooms		3 100			
Bathrooms		1 100			
Frame	01	NONE 100			
Stories	1.	1. 100			
Architectural Units	05	CONV 100 0 100			
Condition Adj	02	02 100			
Kitchen Adjus	01	01 100			
Quality	01	01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 07			
NEIGHBORHOOD/LOC	33317.060	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,624	100		1,624	53,270
FOP	80	30		24	787
UST	240	45		108	3,543
TOTALS	1,944			1,756	57,600

EXTRA FEATURES

1410 E DUVAL ST, LAKE CITY

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,756	53.2508	59.64	104,728	1945	1945	10	0	0	35.00	55.00

1 SINGLE FAM 0% - 2023

Heated Area: 1624

HX Base Yr

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		57,600	
TOTAL MARKET OB/XF VALUE		250	
TOTAL LAND VALUE - MARKET		32,062	
TOTAL MARKET VALUE		89,912	
SOH/AGL Deduction		0	
ASSESSED VALUE		89,912	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		89,912	
TOTAL JUST VALUE		89,912	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		89,912	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000042698	Electrical Servic	0	09/07/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1465/1250	4/20/2022	WD	U	I	37	92,000

GRANTOR: VERNEUILLE WANDA C

GRANTEE: EAST WEST 6683 LLC

1462/1709 3/24/2022 PB U I 18 100

GRANTOR: CLERK OF COURTS

GRANTEE: CASON DOYLE CECIL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W17 FOP= N8 W10 S8 E10\$ W39 S29 E56 UST= E12 N20 W12 S20\$ N29\$.

LAND DESCRIPTION

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	0		CI	180.00	130.00	57,000.00	SF		1.00	1.00	0.25	2.25	0.56	32,062							

REVIEW DATE 09/20/2021 BY Total Acres: 1.31 Total Land Value: 32,062 Market: 0 Agricultural: 0 Common: 32,062 PRINTED 11/07/2025 BY SYS