LOT 9 BLOCK 4 MORNINGSIDE HEIGHT
FT.

SOLIS SIXTA ANGELICA DEJESUS/RODRIGUEZ MIGUEL ANGE
198 SE ELOISE AVE
LAKE CITY, FL 32025

2025

33-3S-17-06406-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

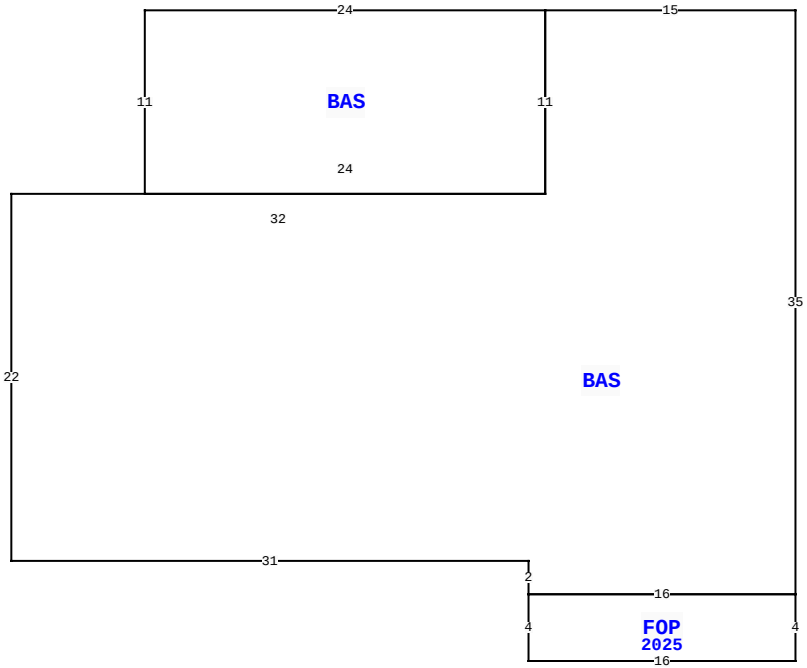
ELEMENT	CD	CONSTRUCTION
Exterior Wall	32	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
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 07
NEIGHBORHOOD/LOC	33317.060	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	264	100		264	27,605
BAS	1,231	100		1,231	128,717
FOP	64	30	2025	19	1,987
TOTALS	1,559			1,514	158,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,514	115.2600	129.09	195,442	1950	2005	0	0	0	19.00	81.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1495 HX Base Yr 2025



198 SE ELOISE AVE, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		158,308
TOTAL MARKET OB/XF VALUE		1,500
TOTAL LAND VALUE - MARKET		3,630
TOTAL MARKET VALUE		163,438
SOH/AGL Deduction		0
ASSESSED VALUE		163,438
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		112,716
TOTAL JUST VALUE		163,438
NCON VALUE		82,212
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,513

SALE:1:1: JOHN SOLE SURVIVING HEIR OF MATTIE E AND

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1523/435	8/30/2024	WD	Q	I	01	215,000
GRANTOR: SANCHEZ UVALDO						
GRANTEE: SOLIS SIXTA ANGELIC						
1463/975	3/31/2022	WD	Q	I	01	50,000
GRANTOR: PARKER DEVELOPMENT LL						
GRANTEE: SANCHEZ UVALDO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W15 S11 W32 S22 E31 S2 E16 N35 $
BAS=[ORIG=-15,0] W24 S11 E24 N11 $
FOP=[YR=2025;ORIG=0,35] S4 W16 N4 E16 $
.

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
2	0169	FENCE/WOOD	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2025	2024		100	1,500	

LAND DESCRIPTION

TOTAL OB/XF 1,500

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		RSF/MH	66.00	109.00	7,260.00	SF		1.00	1.00	1.00	0.50	0.50	3,630							

REVIEW DATE 12/05/2024 BY TP Total Acres: 0.17 Total Land Value: 3,630 Market: 0 Agricultural: 0 Common: 3,630 PRINTED 06/25/2025 BY SYS