LOTS 2 & 3 & W 5 FT OF LOTS 10 &
MORNINGSIDE HEIGHTS S/D.

DINARTE MARIA THALIA
PO BOX 2245
BRANDON, FL 33509

2025

33-3S-17-06423-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

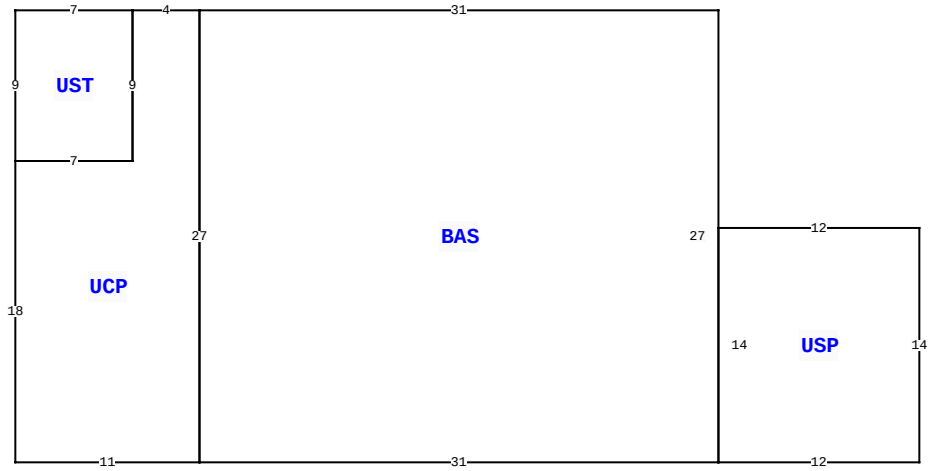
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 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	837	100		837	56,195
UCP	234	20		47	3,155
USP	168	35		59	3,961
UST	63	45		28	1,880
TOTALS	1,302			971	65,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	971	108.9920	122.07	118,530	1950	1990	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2024 Heated Area: 837 HX Base Yr 2024



243 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		65,192
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		9,100
TOTAL MARKET VALUE		74,392
SOH/AGL Deduction		24,951
ASSESSED VALUE		49,441
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		24,441
TOTAL JUST VALUE		74,392
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		70,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1480/307	11/23/2022	WD	Q	I	01	80,000
GRANTOR: DAVIS JAY						
GRANTEE: DINARTE MARIA THALI						
1233/0447	4/13/2012	WD	U	I	12	12,000
GRANTOR: COLUMBIA BANK						
GRANTEE: JAY DAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W31 UCP= W4 UST= W7 S9E7 N9$ S9 W7 S18 E11 N27$ S27 E31
USP= E12 N14 W12 S14$ N27$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	140.00	130.00	18,200.00	SF		1.00	1.00	1.00	0.50	0.50	9,100							

REVIEW DATE 01/31/2023 BY CP Total Acres: 0.42 Total Land Value: 9,100 Market: 0 Agricultural: 0 Common: 9,100 PRINTED 08/14/2025 BY SYS