

LOT 6 BLOCK 4 GOLF MANOR S/D.
964-2196, WD 1027-1694, WD 1082-

LAVASTIDA JACINTO L/LAVASTIDA ALELDA D
195 SE CAMERON TER
LAKE CITY, FL 32025

2026

33-3S-17-06783-000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	18	CEMENT BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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		33317.140		1.00/	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,328	100		1,328	123,671
FOP	90	30		27	2,514
FST	72	55		40	3,725
UCP	198	20		40	3,725

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0166	CONC, PAVMT	0	100	0	0	1.00	UT	0.00
2	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00
3	0258	PATIO	0	100	0	0	1.00	UT	0.00
4	0294	SHED WOOD/	0	100	16	16	1.00	UT	0.00
5	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	0100	C	SFR	100		RSF-2	80.00	125.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,435	127.9200	143.27	205,592	1966	1985	0	0	35.00	65.00
1 SINGLE FAM 100% - 2007 Heated Area: 1328 HX Base Yr 2007											
195 SE CAMERON TER, LAKE CITY											

										BLD DATE		LGL DATE	
										XF DATE		LAND DATE	
										INC DATE		AG DATE	
										04/21/2023		MLU	

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		133,635	
TOTAL MARKET OB/XF VALUE		1,960	
TOTAL LAND VALUE - MARKET		18,500	
TOTAL MARKET VALUE		154,095	
SOH/AGL Deduction		64,482	
ASSESSED VALUE		89,613	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		38,891	
TOTAL JUST VALUE		154,095	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		154,095	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
38359	MAINT/ALTR	75	07/15/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1082/1633	5/01/2006	WD	Q	I		104,500	
GRANTOR: RICHARD J & CHRISTINA							
GRANTEE: JACINTO L & ALELDA							
1027/1694	10/06/2004	WD	Q	I		64,500	
GRANTOR: SAVATORE J & WANDA MA							
GRANTEE: RICHARD J & CHRISTI							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W44 FST= W12 S6 E12 N6S\$6 W12 S19 FOP= S5 E18 N5 W18\$ E56 N25\$ PTR=N20 UCP= N18 W11 S18 E11\$ S20\$.									