

COMM NE COR OF W1/2 OF SW1/4,
S7 DEG W BEING THE E LINE OF
OAK FOREST S/D UNR 348.52 FT

CASTRO DONNA/PENTHEROS CINDY
175 SW AL JERNON CT
LAKE CITY, FL 32024

2026

34-4S-16-03274-003



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON 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		2.5 100
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		01	
NEIGHBORHOOD/LOC		34416.020 1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,415	100		2,415	211,461
FEP	253	80		202	17,687
FGR	550	55		302	26,443
FOP	30	30		9	788
FOP	60	30		18	1,576
USP	480	35		168	14,710
TOTALS	3,788			3,114	272,667

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0180	FPLC 1STRY	0 100	0	0	1.00	UT	2,000.00	2,000.00
2	0210	GARAGE U	0 100	0	0	1.00	UT	0.00	0.00
3	0166	CONC, PAVMT	0 100	22	30	660.00	UT	1.50	1.50
4	0169	FENCE/WOOD	0 100	0	0	1.00	UT	0.00	0.00
5	0080	DECKING	0 100	0	0	1.00	UT	0.00	0.00
6	0252	LEAN-TO W/	0 100	0	0	1.00	UT	0.00	0.00
7	0104	GENERATOR	0 100	0	0	1.00	UT	6,000.00	6,000.00

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		A-1	0.00	0.00	4.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,114	120.2800	134.71	419,487	1978	1990		0	0	35.00	65.00
1 SINGLE FAM 100% - 2020 Heated Area: 2415 HX Base Yr 2020												
175 SW AL JERNON CT, LAKE CITY												

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
				04/21/2022			
				MLU			

COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE		272,667	
TOTAL MARKET OB/XF VALUE		16,690	
TOTAL LAND VALUE - MARKET		48,400	
TOTAL MARKET VALUE		337,757	
SOH/AGL Deduction		227,577	
ASSESSED VALUE		110,180	
TOTAL EXEMPTION VALUE		HX HB WX 55,722	
BASE TAXABLE VALUE		54,458	
TOTAL JUST VALUE		337,757	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		342,251	

BLDG:1:1: SEE 2018 FOR PREVIOUS NOTES			
PRMT:1:1: 14X52			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
000052491	Roof Replacement	22,290	03/04/2025
000047153	Electrical Serv	0	05/05/2023
25794	M H	275	05/08/2007
7086	M H	60	04/26/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1364/0379	7/09/2018	WD	Q	I	01
					SALE PRICE
					250,000
GRANTOR: FREDRICK R & TERRI A					
GRANTEE: DONNA CASTRO & CIND					
1049/0541	6/03/2005	WD	Q	I	
					250,000
GRANTOR: SUZANNE M WASDEN					
GRANTEE: FREDRICK R & TERRI					

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS= W34 S30 E34 FOP= S3 E6 N5 W6 S2\$ N2 E6 S5 E17 N3 E22 N6 USP= E20 N24 W20 S24 \$ N15 FOP= N12 W5 S12 E5\$W5 N12 FGR= E5 N25 W22 S25 E17 \$ W17 FEP= N8 W23 S11 E23 N3\$ S3 W23\$.									