COMM SE COR OF SE1/4 OF SW1/4, R POB, RUN W 210 FT, N 210 FT, E 2 TO POB.

ROJAS KENNY RIVERA/ROSARIO ISABEL GARCIA D
314 NW STATEN HARRIS CT
LAKE CITY, FL 32055

2026

36-2S-16-01889-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

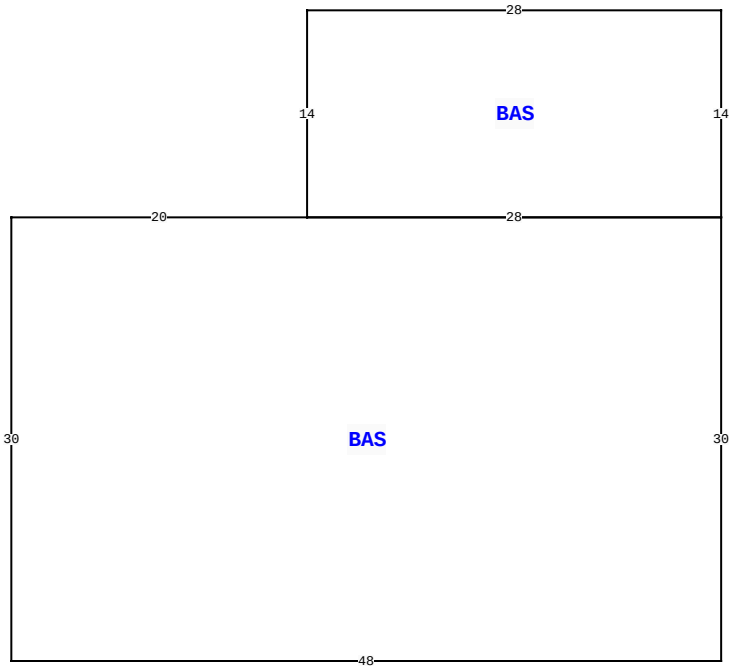
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LAM/VNLPLK 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	02	02 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	36216.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	392	100		392	40,860
BAS	1,440	100		1,440	150,097
TOTALS	1,832			1,832	190,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,832	122.4510	137.15	251,259	1966	2005	0	0	0	24.00	76.00

1 SINGLE FAM 100% - 2025 Heated Area: 1832 HX Base Yr 2025



314 NW STATEN HARRIS CT, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		190,957
TOTAL MARKET OB/XF VALUE		7,620
TOTAL LAND VALUE - MARKET		9,500
TOTAL MARKET VALUE		208,077
SOH/AGL Deduction		42,682
ASSESSED VALUE		165,395
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,673
TOTAL JUST VALUE		208,077
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1541/2315	6/05/2025	WD	Q	I	01	250,000
GRANTOR: LASSETTER ASHTON LEE						
GRANTEE: ROJAS KENNY RIVERA						
1511/834	3/25/2024	WD	Q	I	01	245,000
GRANTOR: LOS GRINGOS RESTORATI						
GRANTEE: LASSETTER ASHTON LE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[ORIG=0,0] W20 S30 E48 N30 W28 $
BAS=[ORIG=28,0] N14 W28 S14 E28 $
.

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	0070	CARPORT UF	0	100	18	20	360.00	UT	2.00	2.00	100	2008	2008	3	100	720	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	400	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2023	2022		100	3,000	
4	0296	SHED METAL	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2023	2022		100	3,500	

LAND DESCRIPTION

TOTAL OB/XF 7,620

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		A-1	0.00	0.00	1.00	AC		1.00	1.00	1.00	9,500.00	9,500.00	9,500							

REVIEW DATE 06/27/2025 BY TP Total Acres: 1.00 Total Land Value: 9,500 Market: 0 Agricultural: 0 Common: 9,500 PRINTED 10/09/2025 BY SYS