

COMM NE COR OF SE1/4, RUN W  
1078.40 FT, S 575 FT FOR POB,  
CONT S 241.83 FT, E 105 FT, S

TROIANO JENNIFER T  
424 SW SUNNYDALE GLN  
LAKE CITY, FL 32024-4893

2026

36-4S-16-03304-000



| BUILDING CHARACTERISTICS                                                                                                                      |                    |                |                          |              |                      | MARKET ADJUSTMENTS              |                |                |             |                |           |           |             |         |             |                   |            |  | COLUMBIA COUNTY PROPERTY |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------|--------------------------|--------------|----------------------|---------------------------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|-------------|-------------------|------------|--|--------------------------|--|--|--|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD                 | CONSTRUCTION   | TYPE                     | MDL          | EFF. AREA            | TOT ADJ PTS                     | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 05                 | AVERAGE 50     | 0100                     | 01           | 2,485                | 112.0350                        | 125.48         | 311,818        | 1968        | 1968           | 0         | 0         | 0           | 35.00   | 65.00       | VALUATION SUMMARY |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 19                 | COMMON BRK 50  | 1 SINGLE FAM 100% - 2017 |              |                      |                                 |                |                |             |                |           |           |             |         |             | Heated Area: 2137 |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03                 | GABLE/HIP 100  |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             | HX Base Yr 2017   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03                 | COMP SHNGL 100 |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05                 | DRYWALL 100    |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14                 | CARPET 90      |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 06                 | VINYL ASB 10   |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03                 | CENTRAL 100    |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04                 | AIR DUCTED 100 |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      | 4                  | 100            |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     | 2.5                | 100            |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 01                 | NONE 100       |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 2.                 | 2. 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                                                                                                                                       |                    |                |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             | 01                |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC                                                                                                                              | 36416.010 1.00/    |                |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA   | PCT OF BASE    | YEAR                     | TOT ADJ AREA | SUBAREA MARKET VALUE |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| BAS                                                                                                                                           | 1,246              | 100            |                          | 1,246        | 101,626              |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 460                | 55             |                          | 253          | 20,635               |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 30                 | 30             |                          | 9            | 734                  |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FSP                                                                                                                                           | 91                 | 40             |                          | 36           | 2,936                |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FST                                                                                                                                           | 90                 | 55             |                          | 50           | 4,078                |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| FUS                                                                                                                                           | 891                | 100            |                          | 891          | 72,672               |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        | 2,808              |                |                          | 2,485        | 202,682              |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                    |                |                          |              |                      | 424 SW SUNNYDALE GLN, LAKE CITY |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | 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                                                                                                                                             | 0166               | CONC, PAVMT    | 0                        | 100          | 0                    | 0                               | 1.00           | UT             | 0.00        | 0.00           | 100       | 0         | 0           | 3       | 100         | 150               |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0180               | FPLC 1STRY     | 0                        | 100          | 0                    | 0                               | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 0         | 0           | 3       | 100         | 2,000             |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0080               | DECKING        | 0                        | 100          | 16                   | 20                              | 320.00         | UT             | 2.50        | 2.50           | 100       | 0         | 0           | 3       | 100         | 800               |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0260               | PAVEMENT - A   | 0                        | 100          | 0                    | 0                               | 4,250.00       | UT             | 1.30        | 1.30           | 50        | 2009      | 2009        | 3       | 50          | 2,763             |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0040               | BARN, POLE     | 0                        | 100          | 0                    | 0                               | 1.00           | UT             | 0.00        | 0.00           | 100       | 2019      | 2019        | 3       | 100         | 1,800             |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0294               | SHED WOOD/     | 0                        | 100          | 0                    | 0                               | 1.00           | UT             | 0.00        | 0.00           | 100       | 2019      | 2019        | 3       | 100         | 2,000             |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 9,513                                                                                                                             |                    |                |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                    |                |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| L N                                                                                                                                           | USE CODE           | CLS            | LAND USE DESCRIPTION     | CAP          | R D                  | LOC ZONE                        | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE  | ADJ UNIT PRICE    | LAND VALUE |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| 1                                                                                                                                             | 0100               | C              | SFR                      | 100          |                      | A-1                             | 0.00           | 0.00           | 3.03        | AC             |           | 1.00      | 1.00        | 1.00    | 10,000.00   | 10,000.00         | 30,300     |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 02/17/2025 BY jerry Total Acres: 3.03 Total Land Value: 30,300 Market: 0 Agricultural: 0 Common: 30,300 PRINTED 11/07/2025 BY SYS |                    |                |                          |              |                      |                                 |                |                |             |                |           |           |             |         |             |                   |            |  |                          |  |  |  |  |  |  |  |  |  |  |  |  |

VALUATION BY

Tax Group: 3

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

202,682

9,513

30,300

242,495

95,599

146,896

50,722

96,174

242,495

0

242,495

PERMIT NUM

DESCRIPTION

AMT

ISSUED

000052080

Roof Replacement

21,000

01/16/2025

000051395

Electrical Serv

0

11/05/2024

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1317/0956

6/17/2016

WD Q

I

01

165,000

GRANTOR: ANDREW M CARRENDER

GRANTEE: JENNIFER T TROIANO

1299/2218

8/13/2015

WD U

I

30

125,000

GRANTOR: GABRIEL CURRY

GRANTEE: ANDREW M CARRENDER

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W25 FGR= W4 FST= W18 S5 E18 N5\$ S5 W18 S20 E22 N25\$S19

FOP= S6 E5 N6 W5\$ E5 S27 E27 N33 FSP= N13 W7 S13 E7\$ W7 N13\$

PTR=E40 FUS= E27 N33 W27 S33\$ W40\$.