LOT 10 BLOCK B SOUTHWOOD ACRES
S/D UNIT 1. ORB 369-735,
756-1680, WD 1134-2729

SOTRES LEOPOLDO/SOTRES LILIANA R
196 SW BRENTWOOD WAY
LAKE CITY, FL 32024-4836

2026

36-4S-16-03357-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

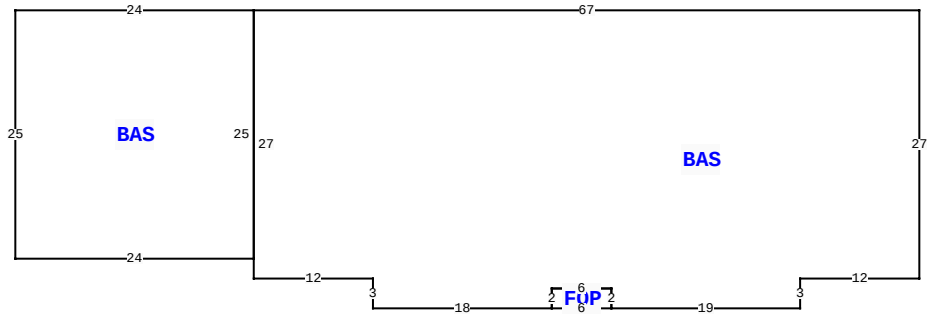
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	36416.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100		600	52,077
BAS	1,926	100		1,926	167,166
FOP	12	30		4	347
TOTALS	2,538			2,530	219,590

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,530	119.2224	133.53	337,831	1972	1972	0	0	0	35.00	65.00

1 SINGLE FAM 100% - 2010 Heated Area: 2526 HX Base Yr 2010



196 SW BRENTWOOD WAY, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2022 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		219,590
TOTAL MARKET OB/XF VALUE		17,110
TOTAL LAND VALUE - MARKET		49,800
TOTAL MARKET VALUE		286,500
SOH/AGL Deduction		111,557
ASSESSED VALUE		174,943
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,221
TOTAL JUST VALUE		286,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1134/2729	10/31/2007	WD	Q	I		220,000
GRANTOR: DENNIS & THERESA M RO						
GRANTEE: LEOPOLDO & LILIANA						
0756/1680	2/18/1992	WD	Q	I		93,900
GRANTOR: ALETHEA DOLLISON						
GRANTEE: DENNIS ROEMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W67 BAS= W24 S25 E24 N25$ S27 E12 S3 E18 FOP= E6 N2 W6 S2$ N2 E6 S2 E19 N3 E12 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	0280	POOL R/CON	0	100	16	32	512.00	UT	70.00	70.00	100	1972	1972	3	40	14,336	
2	0166	CONC,PAVMT	0	100	24	108	1.00	UT	100.00	100.00	50	1993	1993	3	50	50	
3	0169	FENCE/WOOD	0	100	0	0	263.00	UT	7.50	7.50	20	1993	1993	3	20	395	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2009	2009	3	100	300	
5	0166	CONC,PAVMT	0	100	14	92	1,288.00	UT	2.25	2.25	70	2009	2009	3	70	2,029	

LAND DESCRIPTION

TOTAL OB/XF 17,110

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	3.32	AC		1.00	1.00	1.00	15,000.00	15,000.00	49,800							

REVIEW DATE 08/06/2019 BY BC Total Acres: 3.32 Total Land Value: 49,800 Market: 0 Agricultural: 0 Common: 49,800 PRINTED 11/11/2025 BY SYS