LOTS 4 & 5 BLOCK F SOUTHWOOD ACR
754-1146, WD 1435-2611,

PACIFICO PETER J
314 SW SUNNYDALE GLN
LAKE CITY, FL 32024

2026

36-4S-16-03369-000

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

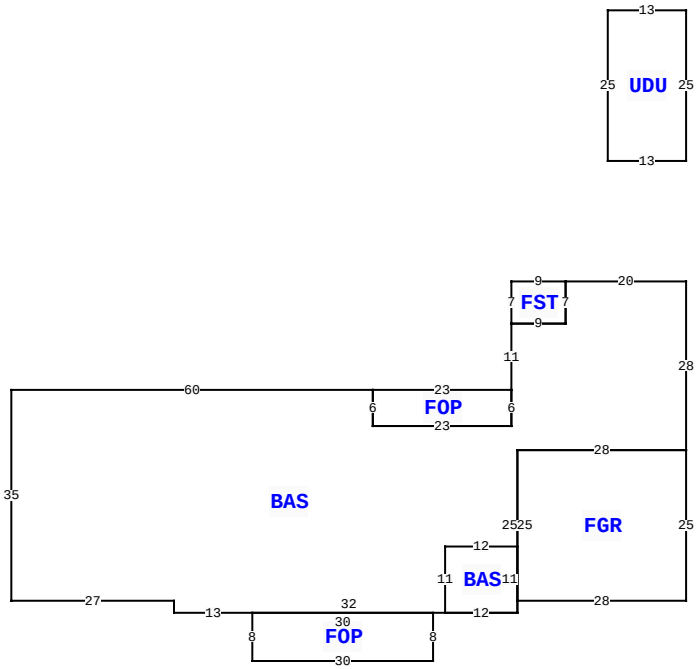
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	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	132	100		132	13,807
BAS	3,655	100		3,655	382,295
FGR	700	55		385	40,269
FOP	138	30		41	4,289
FOP	240	30		72	7,531
FST	63	55		35	3,661
UDU	325	55		179	18,722
TOTALS	5,253			4,499	470,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	4,499	124.5189	139.46	627,431	1968	2000	0	0	0	25.00	75.00

1 SINGLE FAM 100% - 2022 Heated Area: 3787 HX Base Yr 2022



314 SW SUNNYDALE GLN, 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		470,573
TOTAL MARKET OB/XF VALUE		32,229
TOTAL LAND VALUE - MARKET		73,050
TOTAL MARKET VALUE		575,852
SOH/AGL Deduction		118,287
ASSESSED VALUE		457,565
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		401,843
TOTAL JUST VALUE		575,852
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		582,127

SALE:1:1: LOTS 4 & 5, SOUTHWOOD ACRES

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1435/2611	4/23/2021	WD	Q	I	01	517,500
GRANTOR: CADY MARK A & PATRICI						
GRANTEE: PACIFICO PETER J						
0754/1146	12/20/1991	WD	Q	I		137,000
GRANTOR: CHARLES DEVANE						
GRANTEE: MARK CADY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W20 FST= W9 S7 E9 N7$ S7 W9 S11 FOP= W23 S6 E23 N6$S6 W23 N6 W60 S35 E27 S2 E13 FOP= S8 E30 N8 W30$ E32 BAS= E12 N11 W12 S11$ E12 N2 FGR= E28 N25 W28S25$ N25 E28 N28$ PTR=N20 UDU= N25 W13 S25E13$ S20$.

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	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	1993	1993	3	100	2,000	
2	0280	POOL R/CON	0	100	32	16	512.00	UT	70.00	70.00	100	1993	1993	3	40	14,336	
3	0169	FENCE/WOOD	0	100	0	0	450.00	UT	7.50	7.50	20	1993	1993	3	20	675	
4	0030	BARN,MT	0	100	24	28	672.00	UT	10.00	10.00	100	1993	1993	3	100	6,720	
5	0258	PATIO	0	100	21	37	777.00	UT	2.50	2.50	75	1993	1993	3	75	1,457	
6	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	1993	1993	3	100	1,200	
7	0166	CONC,PAVMT	0	100	4	25	100.00	UT	2.25	2.25	100	2009	2009	3	100	225	
8	0260	PAVEMENT-A	0	100	0	0	4,320.00	UT	1.30	1.30	100	2009	2009	3	100	5,616	

LAND DESCRIPTION

TOTAL OB/XF 32,229

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	4.87	AC		1.00	1.00	1.00	15,000.00	15,000.00	73,050							

REVIEW DATE 08/02/2019 BY BC Total Acres: 4.87 Total Land Value: 73,050 Market: 0 Agricultural: 0 Common: 73,050 PRINTED 11/14/2025 BY SYS