LOT 2 & 3 BLOCK 2 LAKE FOREST S/
PB 782-2153, PR 873-1330, PB 134

SOUZA CAMILLE A/SOUZA GORDON
355 SW SHORT LN
LAKE CITY, FL 32055

**2026**

**00-00-00-07879-000**

## COLUMBIA COUNTY PROPERTY



## BUILDING CHARACTERISTICS

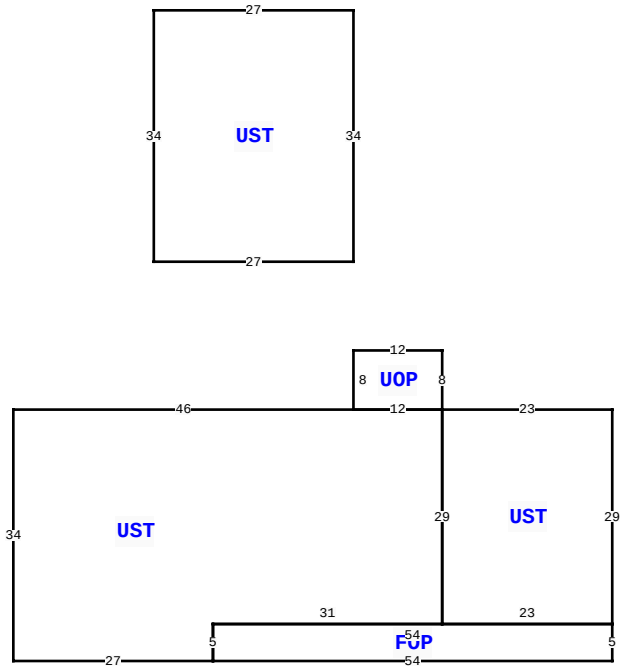
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 31 | VINYL SID 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 06 | VINYL ASB 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 3 100 |
| Frame | 01 | NONE 100 |
| Stories | 1.5 | 1.5 100 |
| Architectual | 05 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 01 | 01 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 01 | 01 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 6417.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| FOP | 270 | 30 | | 81 | 3,934 |
| UOP | 96 | 20 | | 19 | 923 |
| UST | 667 | 45 | | 300 | 14,572 |
| UST | 918 | 45 | | 413 | 20,061 |
| UST | 1,817 | 45 | | 818 | 39,734 |
| TOTALS | 3,768 | | | 1,631 | 79,225 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,631 | 65.5509 | 74.73 | 121,885 | 1965 | 1965 | 0 | 0 | 0 | 35.00 | 65.00 |

1 SINGLE FAM 100% - 2018 Heated Area: 0 HX Base Yr 2018




355 SW SHORT LN, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 79,225 |
| TOTAL MARKET OB/XF VALUE | | 11,992 |
| TOTAL LAND VALUE - MARKET | | 58,500 |
| TOTAL MARKET VALUE | | 149,717 |
| SOH/AGL Deduction | | 86,356 |
| ASSESSED VALUE | | 63,361 |
| TOTAL EXEMPTION VALUE | HX HB DX | 30,361 |
| BASE TAXABLE VALUE | | 33,000 |
| TOTAL JUST VALUE | | 149,717 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 148,328 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 000046060 | Remodel | 100,000 | 12/08/2022 |
| 000044956 | Remodel | 185,000 | 07/13/2022 |
| 417 | ADDN SFR | 0 | 08/01/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1533/989 | 2/14/2025 | QC | U | V | 11 | 100 |
| GRANTOR: SOUZA GORDON | | | | | | |
| GRANTEE: SOUZA GORDON | | | | | | |
| 1521/47 | 8/08/2024 | WD | Q | I | 05 | 200,000 |
| GRANTOR: WALKER ALETHIA R | | | | | | |
| GRANTEE: SOUZA GORDON | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UST=[ORIG=0,0] W46 S34 E27 N5 E31 N29 W12 $
UST=[ORIG=0,-20] N34 W27 S34 E27 $
UST=[ORIG=12,29] E23 N29 W23 S29 $
FOP=[ORIG=-19,34] E54 N5 W54 S5 $
UOP=[ORIG=12,0] N8 W12 S8 E12 $
PTR=[ORIG=0,0] N20 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 | 0 | 0 | 3 | 100 | 800 | |
| 2 | 0280 | POOL R/CON | 0 | 100 | 20 | 40 | 800.00 | UT | 17.50 | 17.50 | 30 | 1965 | 1965 | 3 | 30 | 4,200 | |
| 3 | 0120 | CLFENCE 4 | 0 | 100 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 1993 | 1993 | 3 | 100 | 800 | |
| 4 | 0251 | LEAN TO W/ | 0 | 100 | 12 | 24 | 288.00 | UT | 3.50 | 3.50 | 100 | 2019 | 2019 | 3 | 100 | 1,008 | |
| 5 | 0031 | BARN,MT AE | 0 | 100 | 24 | 24 | 576.00 | UT | 9.00 | 9.00 | 100 | 2019 | 2019 | 3 | 100 | 5,184 | |

## LAND DESCRIPTION

TOTAL OB/XF 11,992

| 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 | 0133 | C | SFR LAKE | 100 | | *RSF- | 140.00 | 0.00 | 140.00 | FF | | 1.00 | 1.00 | 1.00 | 325.00 | 325.00 | 45,500 | | | | | | | |
| 2 | 0133 | C | SFR LAKE | 0 | | *RSF- | 250.00 | 314.00 | 50.00 | FF | | 1.00 | 1.00 | 0.80 | 325.00 | 260.00 | 13,000 | | | | | | | |

REVIEW DATE 05/05/2026 BY robin Total Acres: 2.16 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 05/12/2026 BY SYS