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

2027

00-00-00-07879-000

BUILDING CHARACTERISTICS

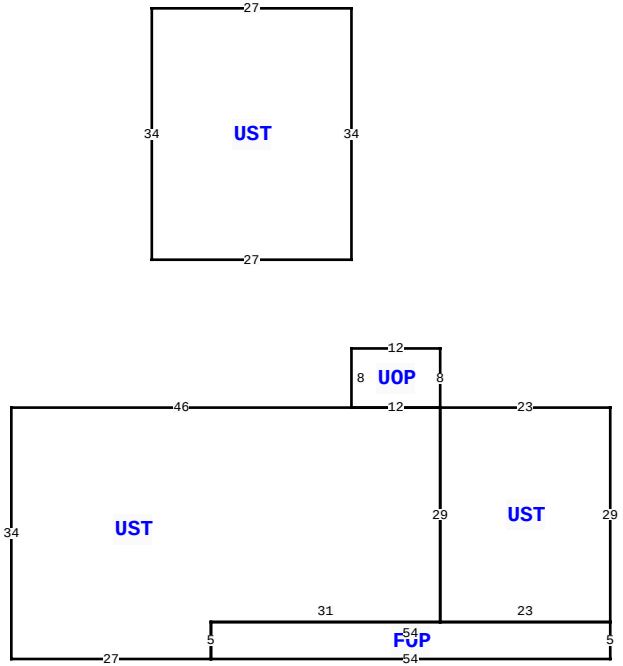
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	31	VINYL SID 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	06	VINYL ASB 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	3,797
UOP	96	20		19	891
UST	667	45		300	14,061
UST	918	45		413	19,358
UST	1,817	45		818	38,341
TOTALS	3,768			1,631	76,447

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	72.11	117,611	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	

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	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		76,447
TOTAL MARKET OB/XF VALUE		11,992
TOTAL LAND VALUE - MARKET		58,500
TOTAL MARKET VALUE		146,939
SOH/AGL Deduction		82,067
ASSESSED VALUE		64,872
TOTAL EXEMPTION VALUE	HX HB DX	31,872
BASE TAXABLE VALUE		33,000
TOTAL JUST VALUE		146,939
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

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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 $
.
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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-2	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-2	50.00	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 11/16/2026 BY SYS