N DIV: ALL LOT 18 BLOCK D, NAT A
AS LIES N OF NE ESCAMBIA ST. ALS
SW COR OF BLOCK 108, E 209.90 FT

GUZMAN JOSE C/GUZMAN DORIS A
429 NE ESCAMBIA ST
LAKE CITY, FL 32055

2027

00-00-00-11770-000

BUILDING CHARACTERISTICS

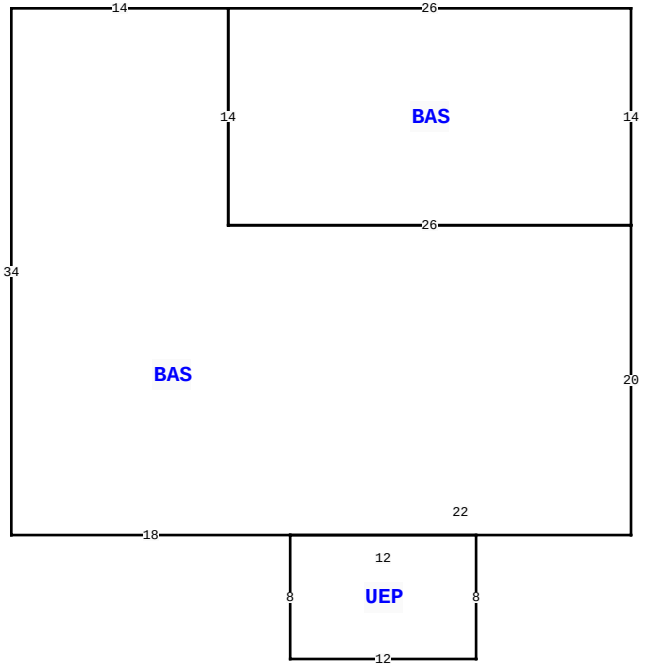
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	14	PREFIN MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	04	04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	830317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	364	100		364	24,672
BAS	996	100		996	67,511
UEP	96	60		58	3,931
TOTALS	1,456			1,418	96,115

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,418	112.0392	123.24	174,754	1969	1995	10	0	0	35.00	55.00

1 SINGLE FAM 100% - 2024 Heated Area: 1360 HX Base Yr 2024



429 NE ESCAMBIA ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		96,115
TOTAL MARKET OB/XF VALUE		1,375
TOTAL LAND VALUE - MARKET		4,774
TOTAL MARKET VALUE		102,264
SOH/AGL Deduction		0
ASSESSED VALUE		102,264
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		45,853
TOTAL JUST VALUE		102,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		104,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1493/2607	6/22/2023	WD	Q	I	01	132,500
GRANTOR: GENTRY TIMOTHY M						
GRANTEE: GUZMAN JOSE C						
1366/1289	9/12/2016	TD	U	I	18	11,900
GRANTOR: CLERK OF COURT						
GRANTEE: TIMOTHY M & KANESHA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W26 N14 W14 S34 E18 UEP= S8 E12 N8 W12$ E22 N20 $ BAS= N14 W26 S14 E26$.

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	0294	SHED WOOD/	0	100	0	0	1.00	UT	300.00	300.00	25	2004	2004	3	25	75	
2	0166	CONC,PAVMT	0	100	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	100	
3	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	800	
4	0261	PRCH, UOP	0	100	0	0	1.00	UT	0.00	0.00	100	2015	2015	3	100	400	

LAND DESCRIPTION

TOTAL OB/XF 1,375

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		*RO	150.00	67.00	10,050.00	SF		1.00	1.00	0.95	0.50	0.48	4,774							

REVIEW DATE 10/05/2023 BY TP Total Acres: 0.23 Total Land Value: 4,774 Market: 0 Agricultural: 0 Common: 4,774 PRINTED 11/17/2026 BY SYS