

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

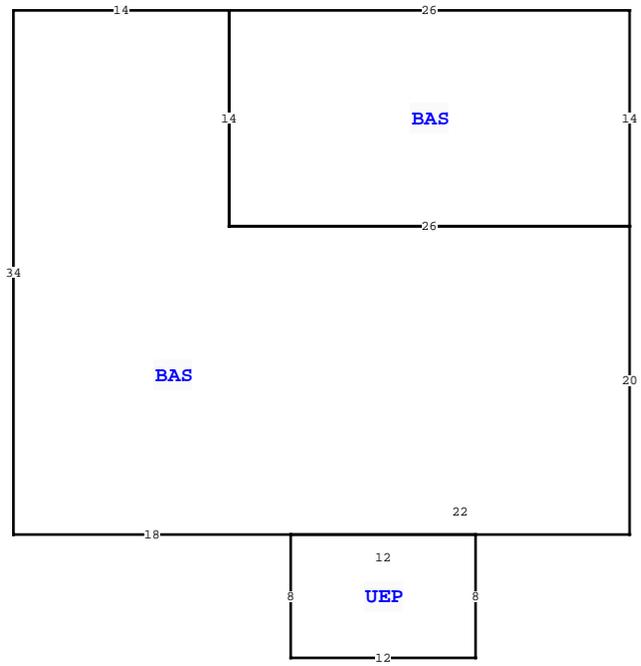
GUZMAN JOSE C/GUZMAN DORIS A  
 429 NE ESCAMBIA ST  
 LAKE CITY, FL 32055

**2026**

00-00-00-11770-000  


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 100	
Roof Structur	08	IRREGULAR 100	
Roof Cover	14	PREFIN MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	09	PINE WOOD 80	
Interior Floor	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 Units	05	CONV 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
BAS	364	100	
BAS	996	100	
UEP	96	60	
TOTALS	1,456		1,418 99,609

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	100%	- 2024	127.72	181,107	1969	1995	10	0	35.00	55.00
Heated Area: 1360						HX Base Yr 2024					



COLUMBIA COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			99,609
TOTAL MARKET OB/XF VALUE			1,375
TOTAL LAND VALUE - MARKET			4,774
TOTAL MARKET VALUE			105,758
SOH/AGL Deduction			2,302
ASSESSED VALUE			103,456
TOTAL EXEMPTION VALUE	HX HB DX		56,411
BASE TAXABLE VALUE			47,045
TOTAL JUST VALUE			105,758
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						

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

BUILDING NOTES	

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

EXTRA FEATURES																	
L N	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	
TOTAL OB/XF 1,375																	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							