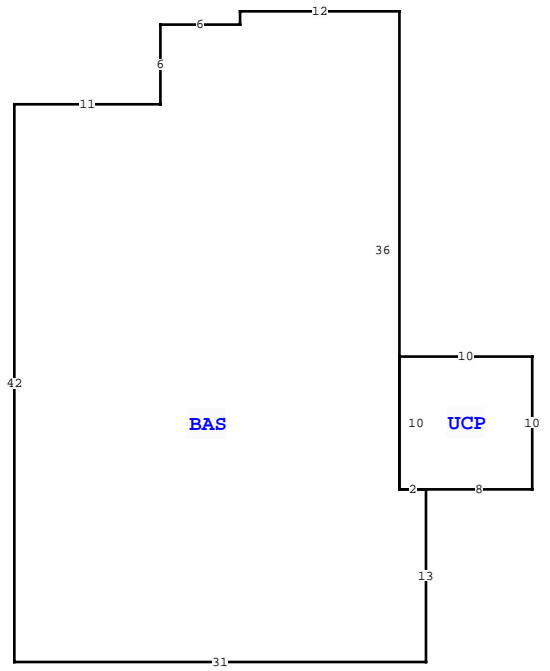


ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,384	63.6480	71.29	98,665	1920	1920	0	0	35.00	65.00		
1 SINGLE FAM 0% - 2022 Heated Area: 1364 HX Base Yr													



Quality	05	05			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 06			
NEIGHBORHOOD/LOC	850317.00	1.00/			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,364	100		1,364	63,206
UCP	100	20		20	927
TOTALS	1,464			1,384	64,132

219 SE HERNANDO AVE, LAKE CITY

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

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	0296	SHED METAL	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

TOTAL OB/XF 50

LAND DESCRIPTION																								
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	0		RO	52.00	105.00	5,512.00	SF		1.00	1.00	1.00	1.75	1.75	9,646							

COLUMBIA COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE			64,132
TOTAL MARKET OB/XF VALUE			50
TOTAL LAND VALUE - MARKET			9,646
TOTAL MARKET VALUE			73,828
SOH/AGL Deduction			0
ASSESSED VALUE			73,828
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			73,828
TOTAL JUST VALUE			73,828
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			73,828

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1551/1147	10/07/2025	WD	Q	I	01	100,000
GRANTOR: SANCHEZ-BIANCHI JOHN						
GRANTEE: TEAM CIC INVERSIONE						
1439/1605	6/09/2021	WD	U	I	12	50,000
GRANTOR: US BANK NATIONAL ASSO						
GRANTEE: SANCHEZ-BIANCHI JOH						

BUILDING NOTES

BUILDING DIMENSIONS
BAS= W12 S1 W6 S6 W11 S42 E31N13 UCP= E8 N10 W10 S10 E2\$ W2 N36\$.