C DIV: N1/2 OF SW1/4 BLOCK 45.

847-2464, WD 1016-2477,2479 WD 1

TEAM CIC INVERSIONES, LLC
115 SAN JOSE BLVD
HAWTHORNE, FL 32640

2027

00-00-00-12774-000

BUILDING CHARACTERISTICS

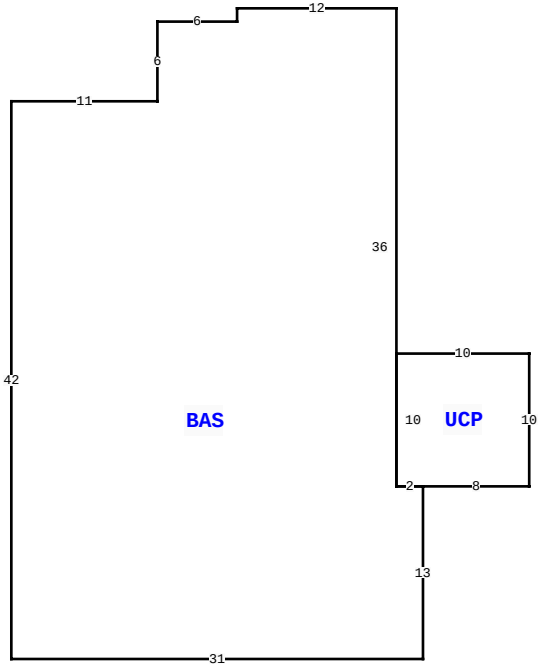
ELEMENT	CD	CONSTRUCTION
Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	02	02 100
Kitchen Adjus	01	01 100
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	62,071
UCP	100	20		20	910
TOTALS	1,464			1,384	62,981

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	70.01	96,894	1920	1920	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2022 Heated Area: 1364 HX Base Yr



219 SE HERNANDO AVE, 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	0296	SHED METAL	0	0	0	0	1.00	UT	0.00	0.00	100	2011	2011	3	100	50	

COLUMBIA COUNTY PROPERTY

PAGE 1 of 1 — 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	62,981
TOTAL MARKET OB/XF VALUE	50
TOTAL LAND VALUE - MARKET	9,646
TOTAL MARKET VALUE	72,677
SOH/AGL Deduction	0
ASSESSED VALUE	72,677
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	72,677
TOTAL JUST VALUE	72,677
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$.

LAND DESCRIPTION

TOTAL OB/XF 50

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

REVIEW DATE 11/07/2016 BY DF Total Acres: 0.13 Total Land Value: 9,646 Market: 0 Agricultural: 0 Common: 9,646 PRINTED 11/17/2026 BY SYS