LOT 1 OPAL'S ADDITION & CT

1239-2560, WD 1251-518, WD 1499-

BARRERA ROSA MARIA
107 SW BLOOMING ACRES LP
LAKE CITY, FL 32024

2026

00-00-00-12941-001

BUILDING CHARACTERISTICS

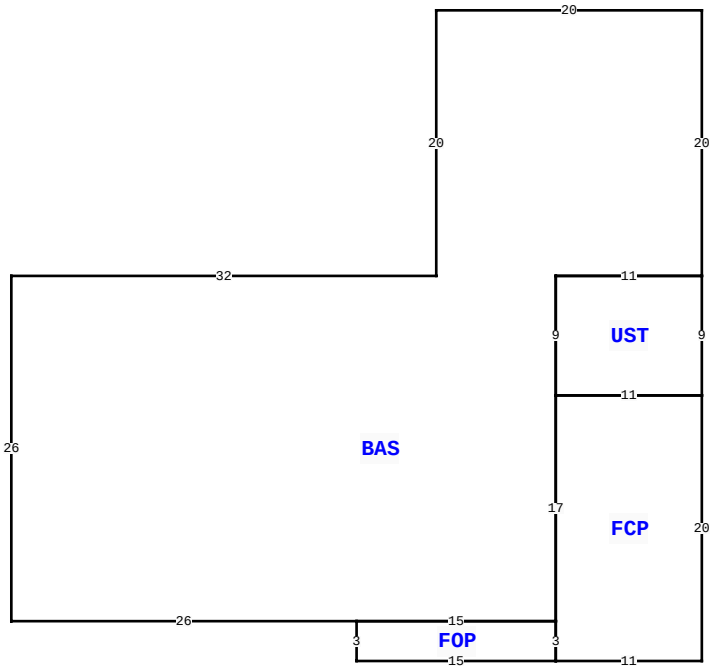
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	01	01 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	860317.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,466	100		1,466	86,037
FCP	220	25		55	3,228
FOP	45	30		14	822
UST	99	45		45	2,641
TOTALS	1,830			1,580	92,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,580	79.2000	90.29	142,658	1978	1978	0	0	0	35.00	65.00

1 SINGLE FAM 0% - 2024 Heated Area: 1466 HX Base Yr



1028 SE MONROE ST, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2022 MLU
INC DATE		AG DATE	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	92,728
TOTAL MARKET OB/XF VALUE	1,000
TOTAL LAND VALUE - MARKET	7,674
TOTAL MARKET VALUE	101,402
SOH/AGL Deduction	0
ASSESSED VALUE	101,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	101,402
TOTAL JUST VALUE	101,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	99,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1499/1986	9/27/2023	WD	Q	I	01	164,000
GRANTOR: WOODS KYLE						
GRANTEE: BARRERA ROSA MARIA						
1251/0518	3/12/2013	WD	U	I	12	17,500
GRANTOR: YALE MORTGAGE CORP						
GRANTEE: KYLE WOODS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W32 S26 E26 FOP= S3 E15N3 W15$ E15 FCP= S3 E11 N20 W11 S17$ N17 UST= E11 N9 W11S9$ N9 E11 N20 W20 S20$.

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	0166	CONC,PAVMT	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	200	
2	0294	SHED WOOD/	0	0	0	0	1.00	UT	0.00	0.00	100	2004	2004	3	100	800	

LAND DESCRIPTION

TOTAL OB/XF 1,000

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		*RSF	-370.00	115.00	8,078.00	SF		1.00	1.00	1.00	0.95	0.95	7,674							

REVIEW DATE 11/30/2016 BY DF Total Acres: 0.19 Total Land Value: 7,674 Market: 0 Agricultural: 0 Common: 7,674 PRINTED 05/08/2026 BY SYS